

BD01

Blue Diamond

📍 Cape Greko, Famagusta

€4,200,000 +VAT





Overview

Specifications

Bedrooms

 4

Covered

 288 m²

Type	Detached Villa
Showers	5
Toilets	2
Plot	2536 m²
Covered veranda	130 m²

Basement	237 m²
Roof garden	55 m²
Status	Off plan
Year of construction	2026
Energy efficiency rating	 A+

Description

A Masterpiece of Contemporary Luxury in Cape Greco, Ayia Napa

Designed by renowned architect and designer Marios Constantinou, Blue Diamond Villa is an architectural statement that redefines luxury living. Every detail has been meticulously curated to create a residence where contemporary design, exceptional craftsmanship, and breathtaking surroundings come together in perfect harmony.

Situated on an impressive 2,536 sq.m. private plot in the prestigious Cape Greco area of Ayia Napa, this exclusive residence offers over 655 sq.m. of covered living space across three and a half beautifully designed levels. Inspired by the philosophy of "Inside-Out Living," the villa seamlessly connects its elegant interior spaces with the surrounding landscape through extensive structural glazing, creating an effortless transition between architecture and nature.

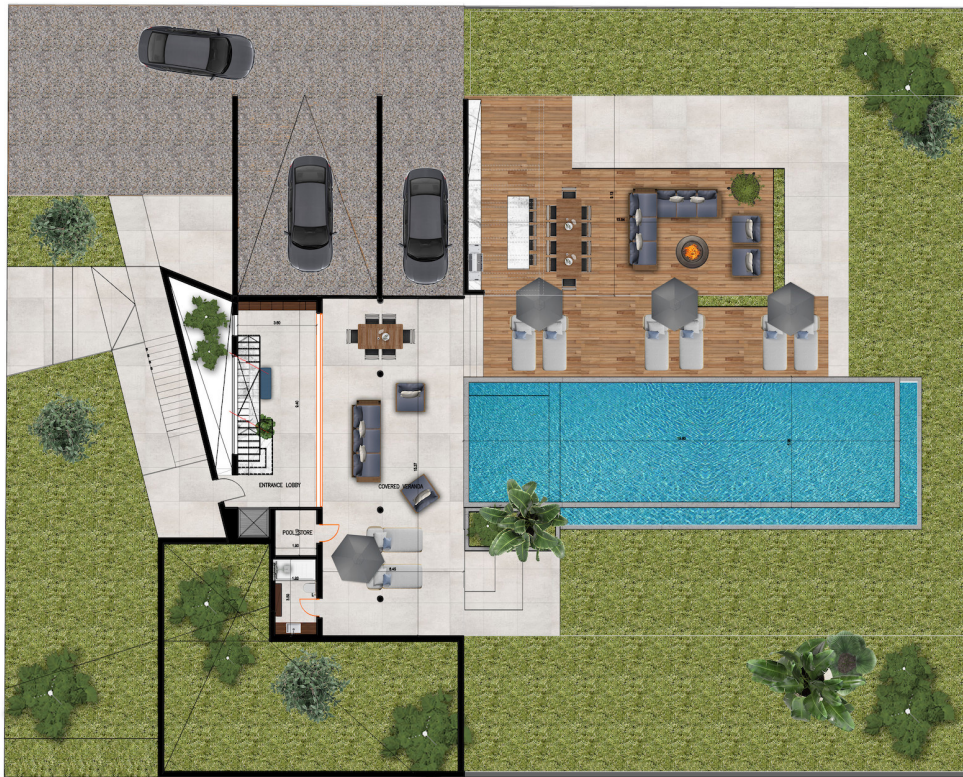
The design palette combines premium ceramic flooring, natural parquet, exposed fair-face concrete, elegant marble features, warm timber finishes, and expansive glass elements, resulting in a timeless and sophisticated aesthetic.

Architectural Highlights

- Contemporary architectural masterpiece by Marios Constantinou
- 4 luxurious en-suite bedrooms
- 5 bathrooms plus 2 guest WCs
- 655 sq.m. covered areas
- 2,536 sq.m. private plot
- Energy Efficiency Category A
- Private elevator serving all levels
- Floating architectural staircase with LED illumination



Floor plans



Additional information

Facilities

Aircondition, Central system

Gym

Sauna

Spa

Elevator

Parking, Underground

Solar photovoltaic panels

Gated complex

Pool, Private, infinity

Solar water heater

Features

Alarm system

CCTV

Distressed property

Electric car charger

Entrance gate, automated

Guest WC

Indoor fireplace

Jacuzzi

Luxury specifications

Outdoor kitchen

Quiet area

Sea view

Thermal insulation

Bar

Central TV system

Double glazing

En suite shower

Fitted wardrobes

High ceilings

Internal stairs

Kitchen island

Modern design

Pipe-in-pipe plumbing system

Rental potential

Smart home automation

Walking distance to beach

Barbeque

Combined kitchen and dining area

Easy access to main roads

Energy efficient doors/windows

Granite countertops

Home cinema

Investment opportunity

Laminate flooring

Open plan

Pool bar

Roof garden

Sound insulation



Distances

Amenities

 300 m

Airport

 45 km

Sea

 600 m

Public transport

 300 m

