

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 m ²
Covered veranda	130 m ²

Basement	237 m ²
Roof garden	55 m ²
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.

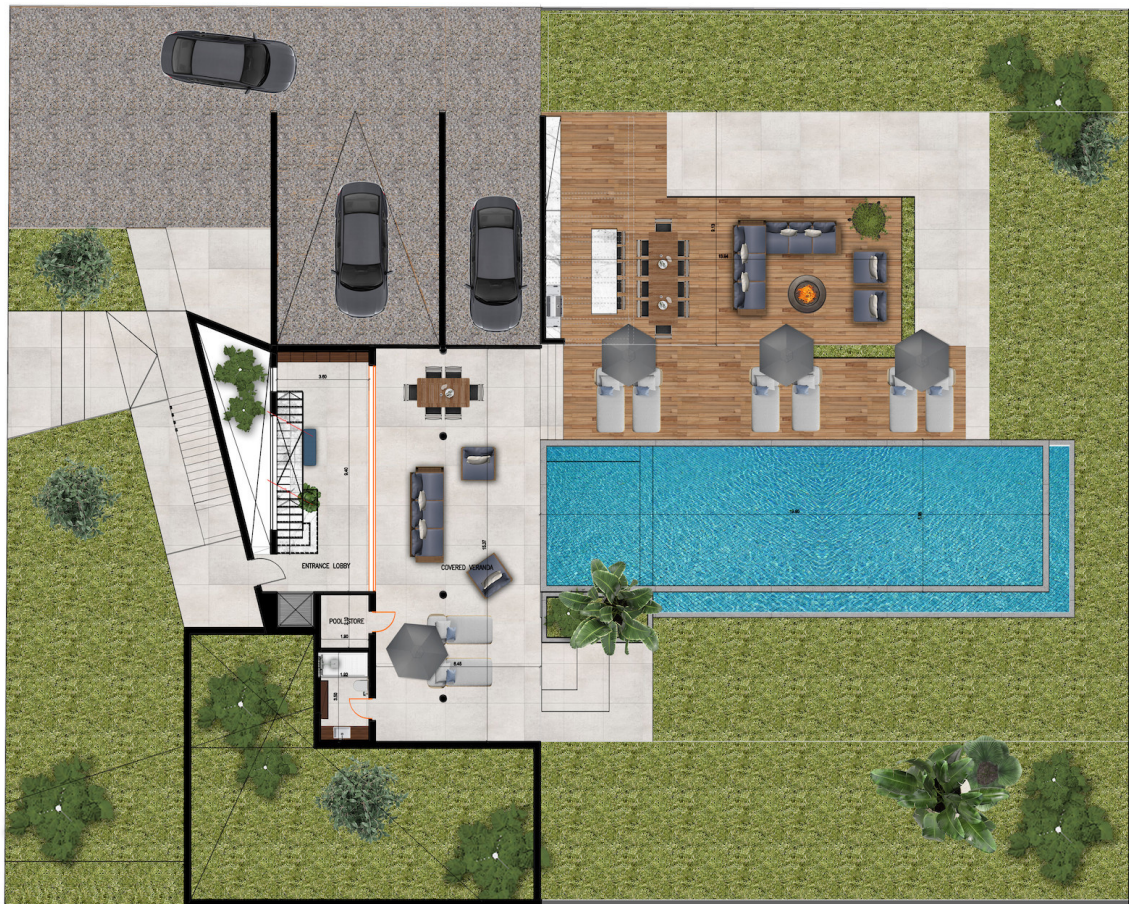
Architectural Highlights

- 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-to-ceiling structural glazing
- Double-sided designer fireplace
- Fully decorated according to the original 3D interior design concept
- Sea-Views

Basement Level

Entertainment & Wellness Retreat

Floor plans



Additional information

Facilities

Aircondition, Central system	Elevator	Gated complex
Gym	Parking, Underground	Pool, Private, infinity
Sauna	Solar photovoltaic panels	Solar water heater
Spa		

Features

Alarm system	Bar	Barbeque
CCTV	Central TV system	Combined kitchen and dining area
Distressed property	Double glazing	Easy access to main roads
Electric car charger	En suite shower	Energy efficient doors/windows
Entrance gate, automated	Fitted wardrobes	Granite countertops
Guest WC	High ceilings	Home cinema
Indoor fireplace	Internal stairs	Investment opportunity
Jacuzzi	Kitchen island	Laminate flooring
Luxury specifications	Modern design	Open plan
Outdoor kitchen	Pipe-in-pipe plumbing system	Pool bar
Quiet area	Rental potential	Roof garden
Sea view	Smart home automation	Sound insulation
Thermal insulation	Walking distance to beach	

Distances

Amenities  300 m	Airport  45 km	Sea  600 m
Public transport  300 m		