SH01

Sea Haven-SH01

Protaras, Famagusta

€780,000 +VAT



















Overview

Specifications

Bedrooms	Covered
5	180 m²

Type	**Detached Villa**	Roof garden	**55 m²**
Showers	**5**	Status	**Off plan**
Plot	**350 m²**	Energy efficiency rating	**A+**
Covered veranda	**6 m²**		

Description

SEA Haven - Luxury Living, Exceptional Investment

Sea Haven is an exclusive gated boutique development comprising five luxury villas, ideally located in the heart of Protaras.
Each villa features five spacious bedrooms, all with en-suite bathrooms. The ground floor offers an open-plan kitchen, living, and dining area, along with a bedroom and a full bathroom. Expansive floor-to-ceiling sliding doors flood the interiors with natural light and open up to stunning sea views.

The first floor includes three double bedrooms, each with its own en-suite bathroom. The upper level is dedicated to a private roof garden, complete with an uncovered pergola that frames panoramic views of the Mediterranean Sea. This level also offers provisions for a jacuzzi and includes an additional en-suite bedroom, creating a private retreat with exceptional comfort and privacy.

The contemporary architectural design is paired with high-end finishes throughout, enhancing the sense of luxury. Beautiful pool areas and uninterrupted sea views further elevate the lifestyle offering, making SEA HAVEN a truly unique opportunity.
Situated just 400 meters from the turquoise beaches of Protaras and 400 meters from the main promenade and amenities, the location combines privacy with immediate access to vibrant coastal living.

An exceptional choice for a holiday home, combining lifestyle enjoyment with strong rental yield and long-term investment value.

PROTARAS

Protaras is one of Cyprus's most sought-after coastal destinations, renowned for its crystal-clear waters and award-winning Blue Flag beaches. The area is home to the famous Yianna Marie Beach, seamlessly connected with Sunrise Beach and Fig Tree Bay, some of the most popular sandy stretches in the region, known for their calm seas and family-friendly atmosphere.

Floor plans


BEDROOM 2
3.60X3.10
BEDROOM 3
4.20X3.10
SHOWER
2.40X1.40
SHOWER
3.00X1.40
SHOWER
2.40X1.40
BEDROOM 1
3.60X3.00


POOL
KITCHEN
4.60X3.00
LIVING
5.00X4.60
A
SHOWER
3.10x1.30
DINING
5.00X4.60
OFFICE
3.10x1.30
ENTRANCE

Additional information

Facilities

Aircondition, Provision

Gated complex

Parking, Garage, double

Pool, Private

Solar photovoltaic panels (provision)

Solar water heater

Features

Central TV system

Ceramic tiles

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

Electric car charger

En suite shower

Energy efficient doors/windows

Entrance gate

Fitted wardrobes

Garden, large

Granite countertops

Ground floor bedroom

Guest WC

Heart of city center

High ceilings

Internal stairs

Investment opportunity

Luxury specifications

Modern design

Municipal water/sewage

Near amenities

Near bus route

Next to green area

Open plan

Panoramic view

Quiet area

Rental potential

Roof garden

Sea view

Smart home automation (provision)

Thermal insulation

Tile flooring

Walking distance to beach

Distances

Amenities

300 m

Airport

55 km

Sea

400 m

Public transport

300 m