

SH02

# Sea Haven-SH02

 Protaras, Famagusta

**€860,000** +VAT





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# Overview

## Specifications

Bedrooms



4

Covered

180 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>5</b>
Plot	<b>494 m<sup>2</sup></b>
Covered veranda	<b>25 m<sup>2</sup></b>

Roof garden	<b>55 m<sup>2</sup></b>
Status	<b>Off plan</b>
Energy efficiency rating	<b>A+</b>

## Description

About Sea Haven...

Luxury 4 & 5 Bedroom Villas – Steps from Yianna Marie Beach, Protaras

Welcome to a collection of stunning 4 and 5 bedroom villas, ideally located just 500 meters from the famous Yianna Marie Beach and the scenic coastal pathway that leads directly to the bustling Protaras strip.

Each villa is thoughtfully designed to offer modern luxury and relaxed Mediterranean living, featuring:

Private overflow swimming pool

Expansive roof terrace with 360° panoramic views of the Protaras resort and the iconic skyline of Famagusta

Elegant open-plan interiors with premium finishes

Private parking and landscaped gardens

Whether you're looking for a permanent residence, holiday home, or a high-yield investment, these villas deliver exceptional value in one of Cyprus's most desirable coastal locations.

Enjoy the perfect balance of privacy and convenience—just a short walk to restaurants, cafes, beach bars, and local amenities, all set within the lively atmosphere of Protaras.





# 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

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

