

SH03

Sea Haven-SH03

 Protaras, Famagusta

€800,000 +VAT





Overview

Specifications

Bedrooms	Covered	
 5	 180 m ²	
Type	Detached Villa	
Showers	5	
Plot	370 m ²	
Covered veranda	6 m ²	
	Roof garden	55 m ²
	Status	Off plan
	Energy efficiency rating	 A+

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.



Floor plans



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	Thermal insulation	Tile flooring
Walking distance to beach		

Distances

Amenities	Airport	Sea
 300 m	 55 km	 400 m
Public transport		
 300 m		

