



SANTA ELENA

VILLAS

MAKE WAVES.
MAKE MEMORIES.
MAKE IT HOME!



LIVE
INSPIRED

HARMONY
IN SPACE,
CALM IN LIFE



SANTA ELENA VILLAS

In the heart of Ayia Triada, just 700m from the new Paralimni Marina and 500m from Cyprus' first plastic-free beach, Santa Elena Villas redefines modern Mediterranean living.

This exclusive development features 31 elegant villas, each with a private pool and rooftop garden, designed for maximum privacy, comfort, and refined aesthetics. Bioclimatic architecture, natural materials (wood, stone, metal), and clean, minimalist lines create a serene, sophisticated environment. Spacious terraces, abundant natural light, and advanced smart-home features elevate daily living to a new level. Its prime location offers easy access to Blue Flag beaches, the highway, and Larnaca International Airport.

With the rapidly evolving Marina area attracting high-profile investments, Santa Elena Villas is more than a home. It's a lifestyle — and a smart investment for the future.





SANTA ELENA
VILLAS

-
- 31 luxury villas
 - 3 bedrooms
 - 700m to Paralimni Marina
 - Private swimming pool
 - Roof garden
 - Green areas
 - Energy class A
 - Minimal design
 - Elegant interior
 - Natural light
 - Parking
 - 500m to the Ayia Triada beach
 - Just a few minutes drive from the seaside resort of Protaras and the award-winning beaches
 - A few minutes from the city centre of Paralimni
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GENERAL
LAYOUT



THE ART OF
**COASTAL
LIVING**

LUXURY VILLAS

LIFESTYLE

Located just 700 meters from the new Paralimni Marina, in the residential area of Ayia Triada, Santa Elena Villas is a stunning blend of minimalist elegance and luxurious coastal living. This exclusive development features 31 meticulously designed three-bedroom villas, offering a premier choice for those seeking a sophisticated lifestyle by the sea. Ideally positioned just 500 meters from the serene shores of Ayia Triada, the project provides residents with easy access to the vibrant marina while offering a peaceful retreat that harmoniously balances tranquility with the lively charm of the surrounding area. Santa Elena Villas redefines the essence of luxury coastal living, making it the perfect destination for those who value both serenity and contemporary refinement.

THE FEATURES

Designed with contemporary open-plan layouts, each residence seamlessly connects interior spaces with the outdoors, inviting residents to fully embrace the surrounding natural beauty.

Private swimming pools and spacious rooftop gardens offer ideal settings for relaxation and effortless entertaining. A modern minimalist aesthetic, characterized by clean lines, premium materials, and meticulous craftsmanship, defines the overall atmosphere—one of calm, elegance, and comfort. In this serene coastal setting, every day unfolds like a tranquil escape by the sea.



THE INTERIOR

A harmonious blend of contemporary design and natural elements defines the interiors of Santa Elena Villas. Soft neutral tones paired with organic materials create a warm, inviting atmosphere that radiates calm.

Thoughtfully selected premium fixtures and generously sized living areas enhance comfort and style, while every detail is designed to reflect the serene rhythm of coastal living.





SANTA ELENA VILLAS

CHARACTERISTICS



COVERED AREAS | **120-126m²**



COVERED VERANDAS | **23-25m²**



PLOT AREAS | **300-380m²**



BEDROOMS | **3**

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR





SANTA ELENA VILLAS

PROTARAS

WHERE YOUR
MEDITERRANEAN DREAM
COMES TRUE



18 award-winning beaches with Blue Flags



Many Bars, Beach Bars & Nightclubs



5 minutes from Paralimni Marina with
300 mooring spots *(to be completed in 2025)*



A large selection of Cafés & Restaurants



15 minutes from Ayia Napa Marina



Shopping Districts



Charming villages nearby for exploration



KEY DESTINATIONS

WITHIN MINUTES

- | **2min** — Ayia Triada Beach
- | **5min** — Protaras Centre
- | **10min** — Paralimni Centre
- | **10min** — Ayia Napa
- | **35min** — Larnaca International Airport
- | **5min-10min** — From all the beaches of Protaras
- | **10min** — Cape Greco National Park
- | **3min** — Paralimni Marina
- | **15min** — Ayia Napa Marina



PARALIMNI
NEW MARINA

PROTARAS

AYIA NAPA



AYIA NAPA
MARINA



CAPE
CAVO GRECO



WHY TO INVEST IN SANTA ELENA VILLAS

1 PRIME LOCATION

Located within walking distance of Ayia Triada Beach and just 700 meters from the new Paralimni Marina, which will feature international restaurants and trendy shops, the project offers direct access to the award-winning beaches of Protaras, ensuring an exceptional coastal living experience.

2 YEAR-ROUND SUNSHINE

Enjoy Cyprus's sunny climate with over 300 days of sunshine annually.

3 ACCESS TO NATURE

Close to the picturesque Ayia Triada Chapel and harbour and, as well as the seaside promenade of Protaras.

4 TAX INCENTIVES

Beneficial tax laws in Cyprus for property investors, including low property tax rates.

5 GROWING PROPERTY MARKET

A steady increase in property values in Protaras makes it a profitable investment opportunity.

6 RESIDENCY BENEFITS

Investment can lead to residency options in Cyprus, offering direct access to the EU.

7 EXCELLENT CONNECTIVITY

Close to Larnaca International Airport, ensuring convenient travel for residents and guests.

8 ECO FRIENDLY

The villas are designed to take advantage of the area's climatic conditions and are classified as energy class A.

9 LUXURY LIVING

Modern, high-end villas designed for comfort, privacy, and style.

10 LONG-TERM INVESTMENT

With its unique offerings and growing demand, Santa Elena Villas is positioned for long-term appreciation in value.



