



BY THE BEACH

JUST IMAGINE



LIVING BY THE **B**EAUTIFUL
EXOTIC
ACCESSIBLE
CAPTIVATING
HEAVENLY

**WELCOME TO BY THE BEACH
PROTARAS - CYPRUS**



PROTARAS

Tour Protaras and its landmarks; head to the close by marina, or relax and tan at Trinity Beach. Indulge yourself at Protaras' best cafes and restaurants, all while being at a close distance from your own BY THE BEACH villa.





THE NEW
MARINA

BY
THE
BEACH

AGIA TRIADA
CHURCH

TRINITY
BEACH

AGIA TRIADA
HARBOR

TRINITY
BEACH

150 M

THE NEW
MARINA

1.5 KM

A romantic dinner scene on a villa terrace at sunset. A couple is seated at a small table with lit candles, overlooking the ocean. In the foreground, a swimming pool with blue mosaic tiles is visible. The sky is a mix of orange, pink, and purple, with a seagull flying in the distance and a sailboat on the horizon. The villa's modern architecture, including a balcony and large glass doors, is partially visible on the right.

ABOUT THE PROJECT

A peaceful retreat featuring 18 villas. This is the perfect place for those who want to take advantage of a modern luxurious lifestyle. BY THE BEACH defines the ultimate getaway from the hassles of everyday life. Breathtaking sunset and sunrise views, a modern lifestyle, a private pool and garden, this is exactly what you will find at BY THE BEACH.

A modern two-story villa with large glass windows and a swimming pool. The villa features a white exterior and a balcony with a glass railing. The pool is surrounded by a dark wooden deck and has a white, curved, modern sculpture on the left side. A palm tree is visible on the left, and the ocean is in the background.

JUST IMAGINE

Embrace the modern lifestyle
in one of our unique villas.

REDEFINING LUXURY

Casual and sophisticated villas designed with white and wooden façade and floor-to-ceiling glass windows for more privacy and intimacy. Each room within the villa includes a well-defined design that creates the perfect living space.



VILLA TYPES

BY THE BEACH offers six types of villas (A, B, C, D, E & F). Three to five bedroom villas are available with an area size of 150 m² to 220 m².

Personalization of villas is available for a more upgraded living



PROJECT LAYOUT



TYPE A



TYPE A



TYPE A



TYPE A



[BACK TO MAP](#)

VILLA 1 - TYPE A

• AREA

Land Size: **307m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

Covered Roof: **22m²**

Covered Parking: **21m²**

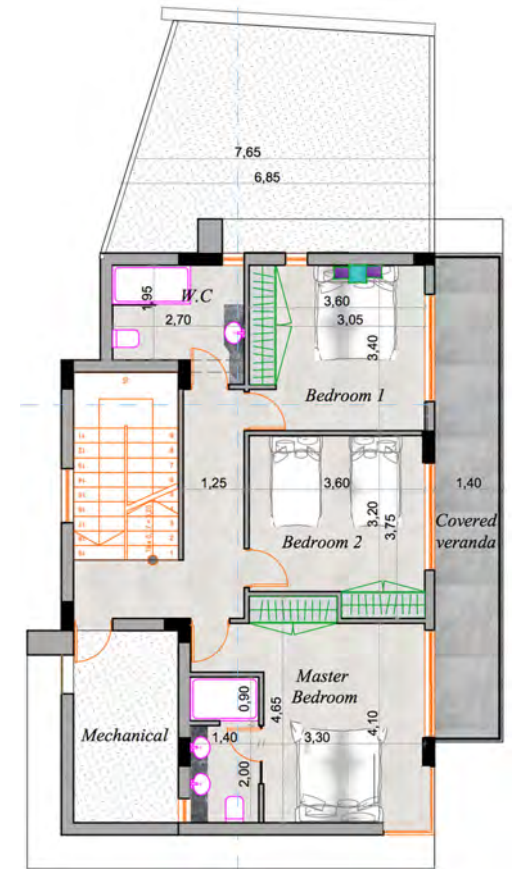
Covered Balconies: **31m²**

TOTAL: 203m²

• **ROOF TERRACE: 91m²**



GROUND LEVEL



1ST FLOOR

[NEXT](#)



The floor plan shows a restaurant layout with the following features and dimensions:

- Bar:** Located on the left side, measuring $10 \times 0.17 = 3.20$. It includes a bar counter and a bar stool.
- Store:** A small storage area measuring 1.35×2.00 .
- W.C.:** A toilet area measuring 1.70×1.35 .
- Barbeque Area:** A large rectangular area measuring 5.60×11.50 , featuring a barbeque grill and a bar stool.
- Lounge:** A rectangular area measuring 6.45×6.45 , featuring a lounge chair and a bar stool.
- Dining Area:** The remaining space is designated for dining tables and chairs.

Floor Plan Details:

- Covered:** 2,15
- Staircase:** 1,85
- Kitchen:** 1,30
- Bathroom:** 1,95
- Bedroom 1:** 3,55
- Gym:** 4,75
- Bedroom 2:** 2,10
- Outdoor Area:** 1,20
- Hallway:** 1,10

 **BACK TO MAP**

VILLA 2 - TYPE A

• AREA

Land Size: **325m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

Covered Roof: **22m²**

Covered Parking: **22m²**

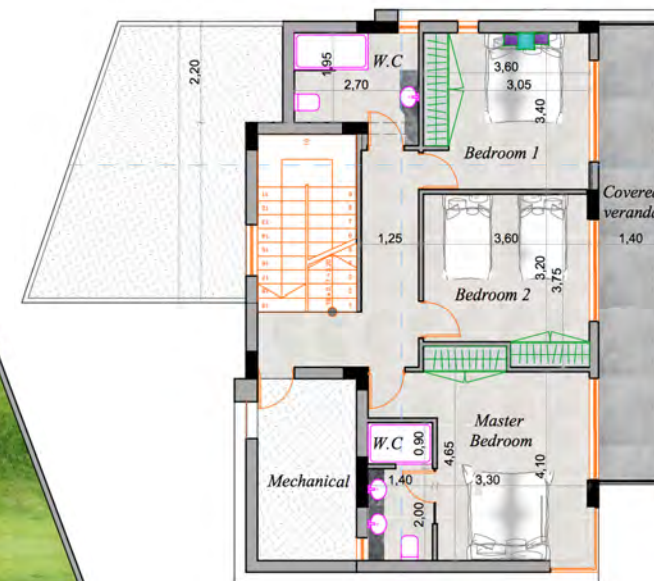
Covered Balconies: **31m²**

TOTAL: 232m²

• **ROOF TERRACE: 91m²**



GROUND LEVEL

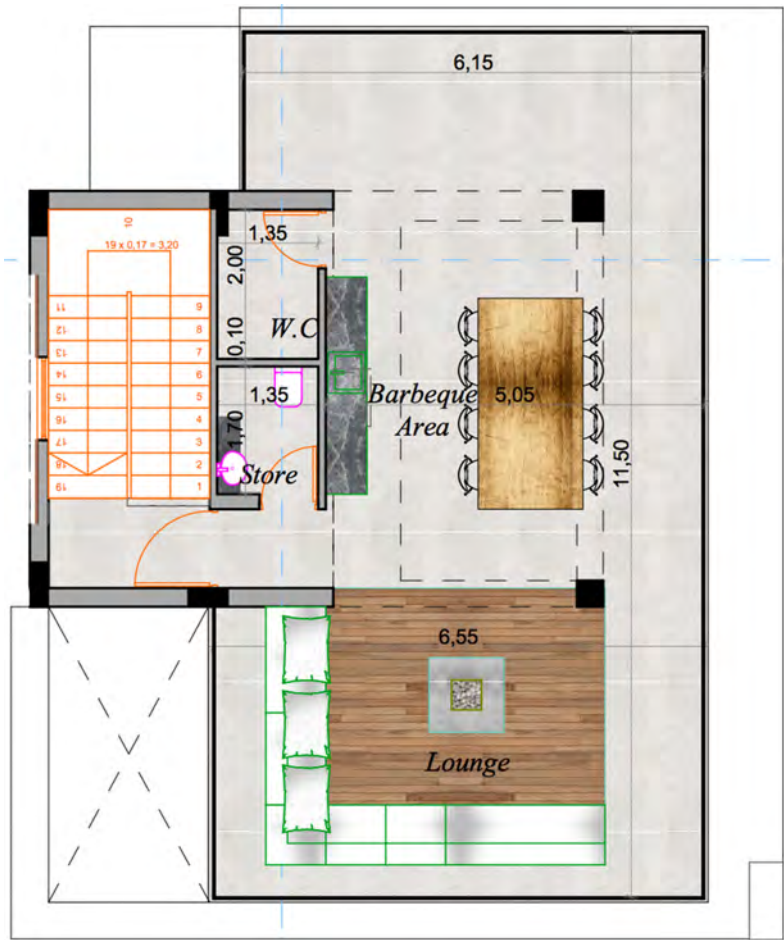


1ST FLOOR

[NEXT](#)

VILLA 2 - TYPE A

 PERSPECTIVE VIEW



ROOF GARDEN



BASEMENT
(OPTIONAL)

 BACK TO MAP

VILLA 5 - TYPE A

• AREA

Land Size: **325m²**

• THE VILLA

Ground Floor: **65m²**

1st Floor: **82.5m²**

SUB TOTAL: 147.5m²

Covered Roof: **28m²**

Covered Parking: **17m²**

Covered Balconies: **34m²**

TOTAL: 227m²

• ROOF TERRACE: 95m²



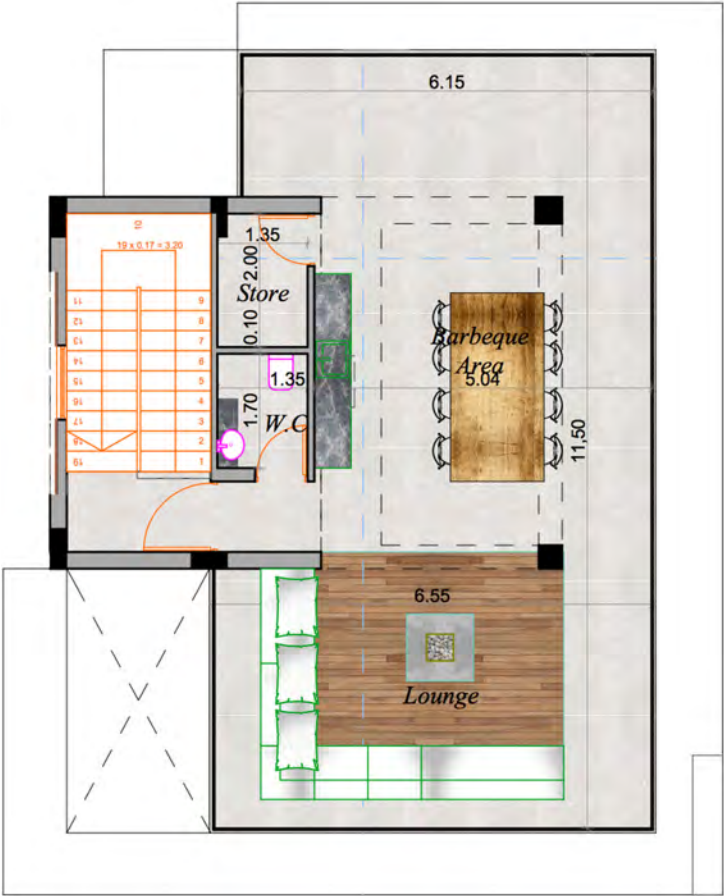
GROUND LEVEL



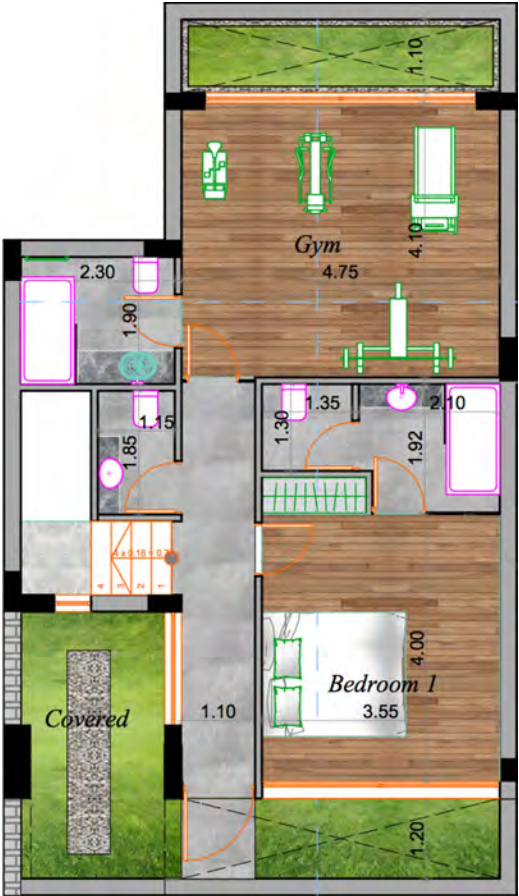
1ST FLOOR

[NEXT](#)

VILLA 5 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 6 - TYPE A

• AREA

Land Size: **339m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

Covered Roof: **22.5m²**

Covered Parking: **28m²**

Covered Balconies: **31m²**

TOTAL: 238m²

• ROOF TERRACE: 91m²



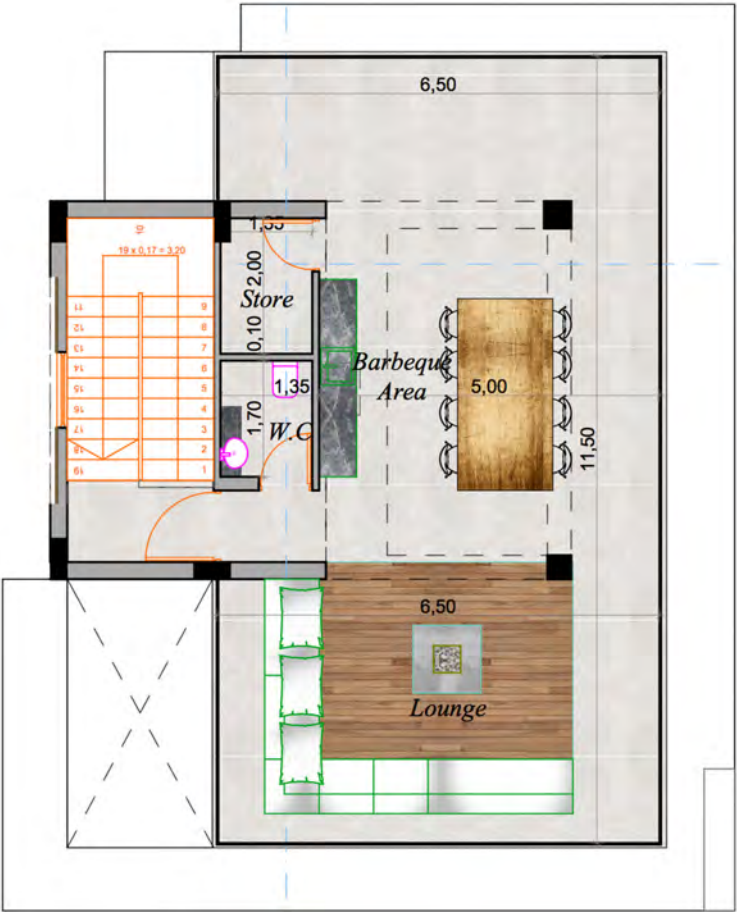
GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 6 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 11 - TYPE A

• AREA

Land Size: **300m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

Covered Roof: **22m²**

Covered Parking: **25m²**

Covered Balconies: **31m²**

TOTAL: 235m²

• ROOF TERRACE: 91m²



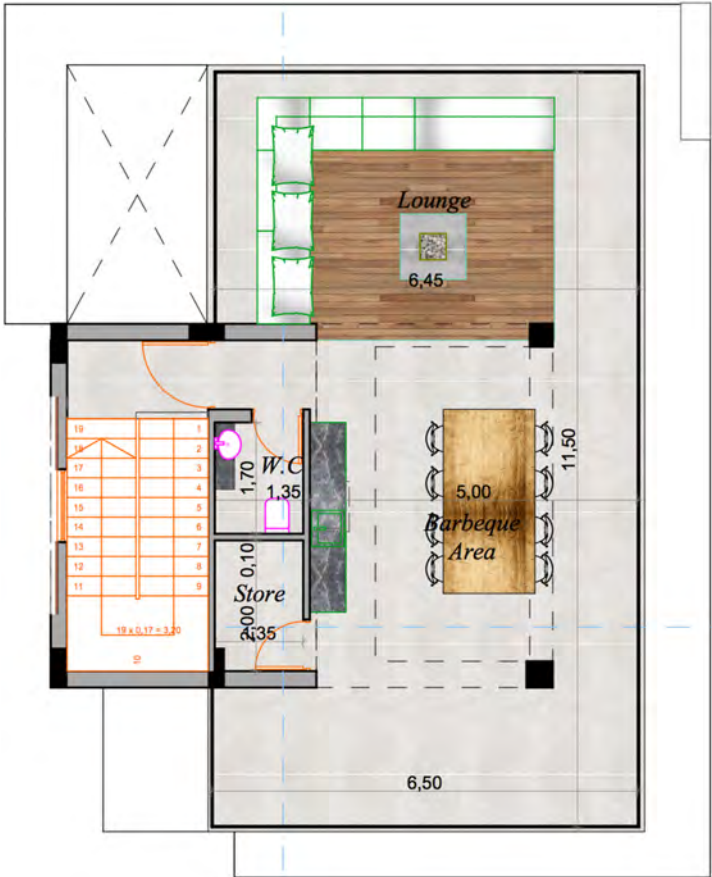
GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 11 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 12 - TYPE A

• AREA

Land Size: **300m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

Covered Roof: **22m²**

Covered Parking: **25m²**

Covered Balconies: **31m²**

TOTAL: 235m²

• **ROOF TERRACE: 91m²**



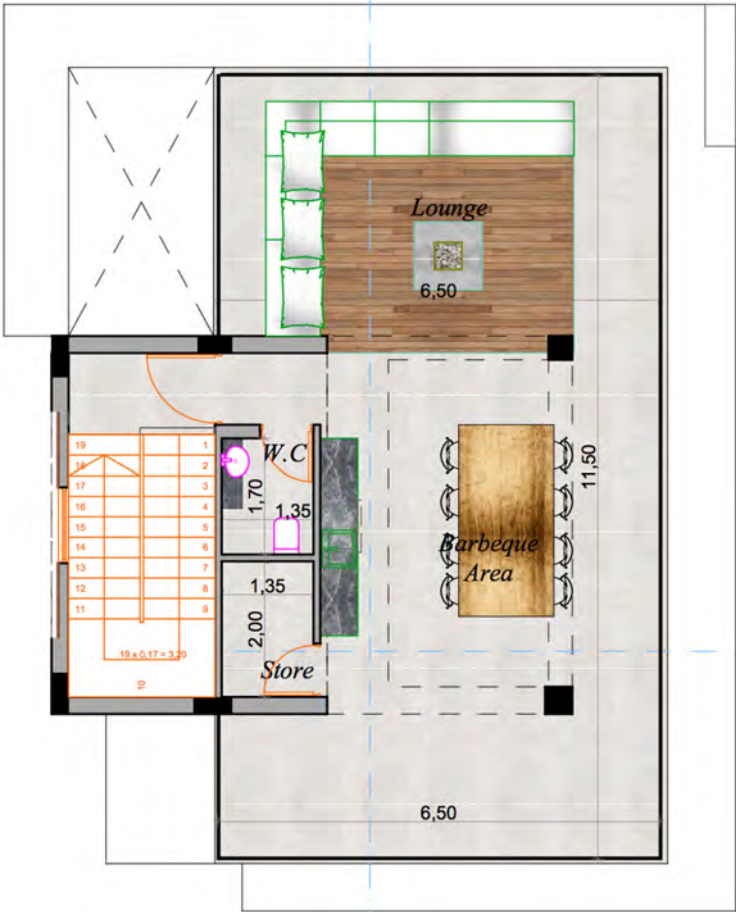
GROUND LEVEL



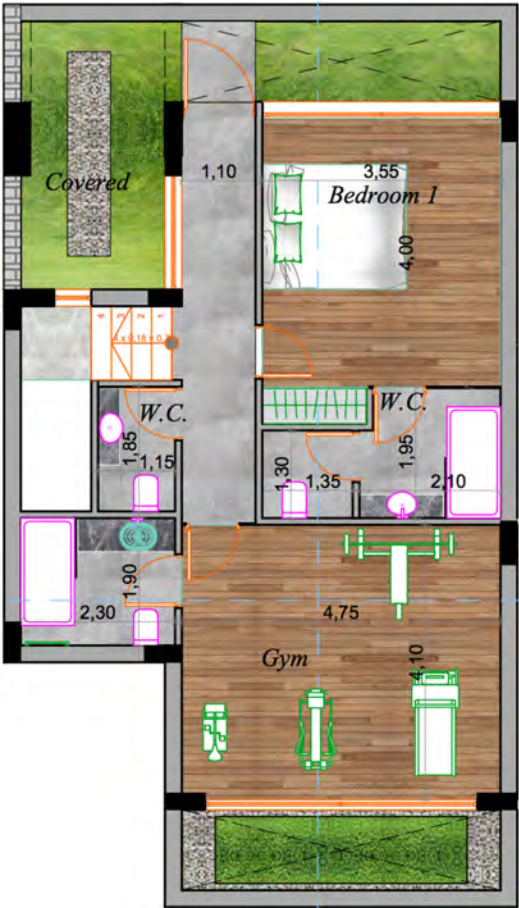
1ST FLOOR

[NEXT](#)

VILLA 12 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 13 - TYPE A

- **AREA**
Land Size: **301m²**
- **THE VILLA**
Ground Floor: **77m²**
1st Floor: **80m²**
SUB TOTAL: 157m²

Covered Roof: **22m²**
Covered Parking: **24m²**
Covered Balconies: **31m²**
TOTAL: 234m²
- **ROOF TERRACE: 91m²**

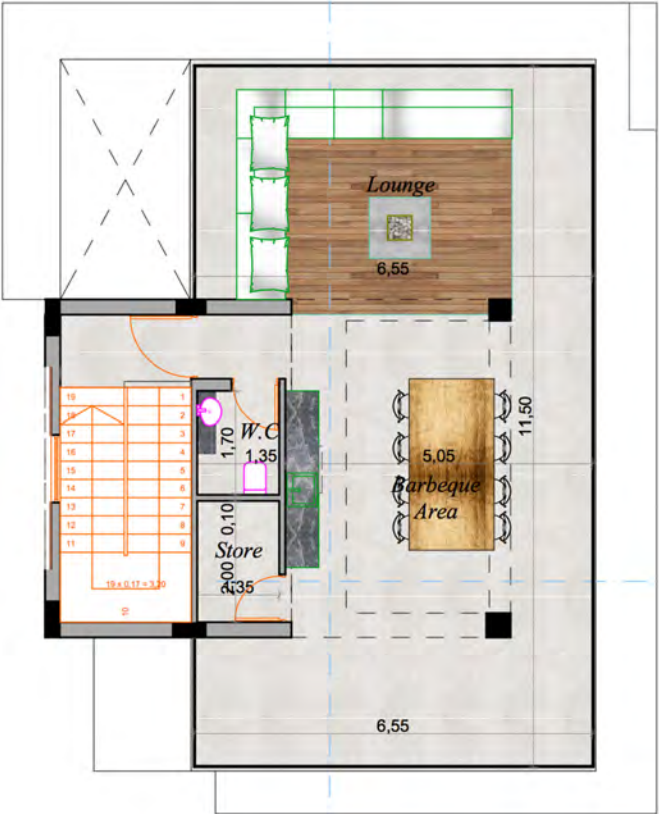


GROUND LEVEL



1ST FLOOR

VILLA 13 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 14 - TYPE A

• AREA

Land Size: **332m²**

• THE VILLA

Ground Floor: **77m²**

1st Floor: **80m²**

SUB TOTAL: 157m²

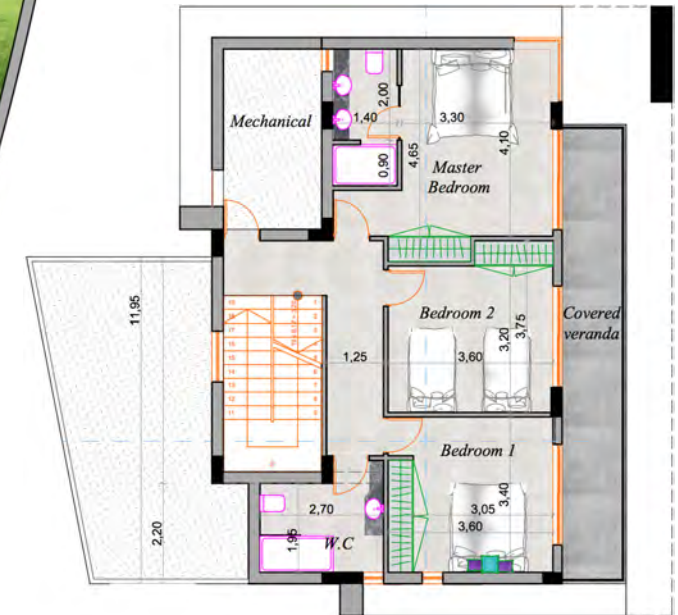
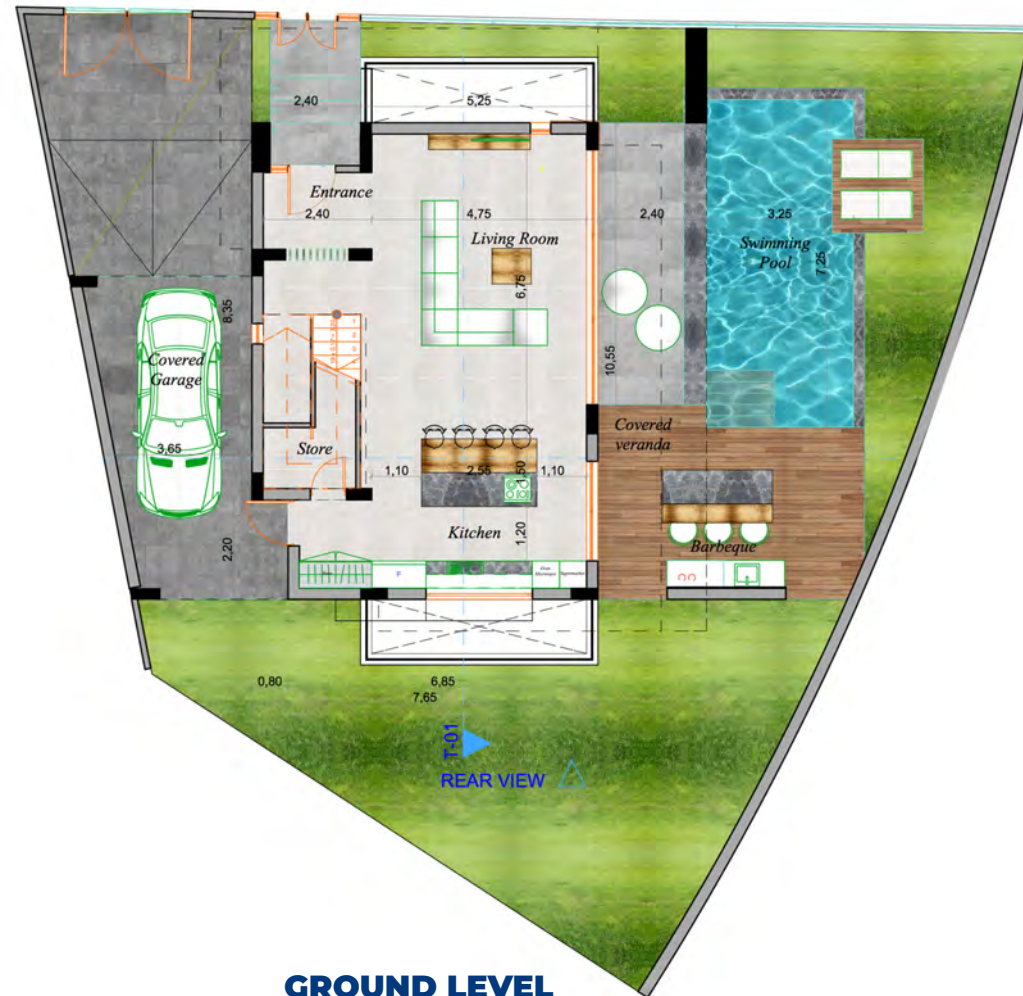
Covered Roof: **22m²**

Covered Parking: **24m²**

Covered Balconies: **31m²**

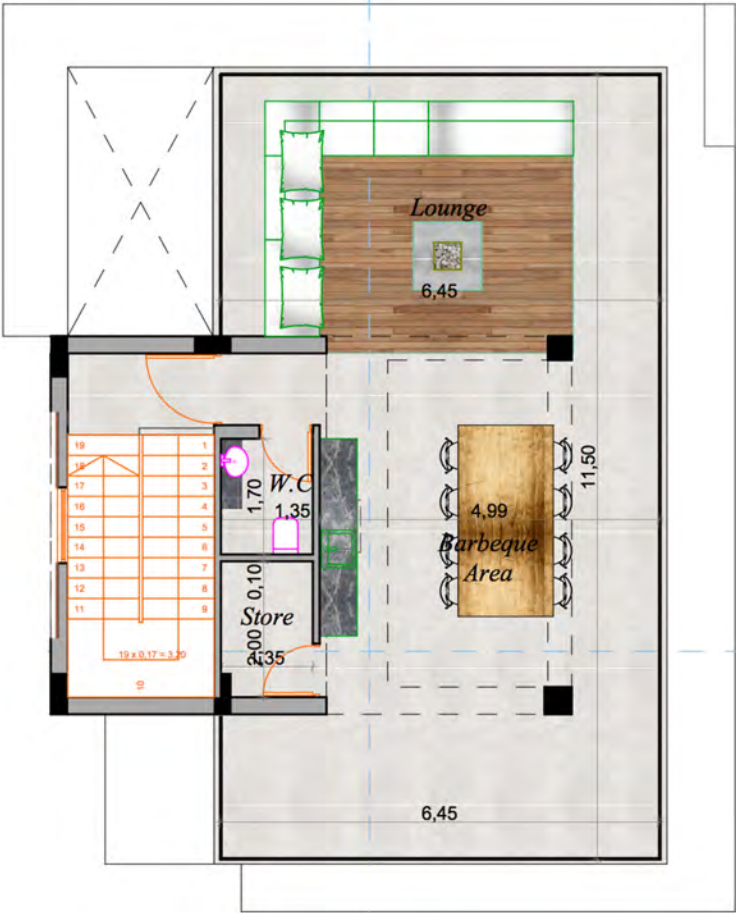
TOTAL: 233m²

• **ROOF TERRACE: 91m²**

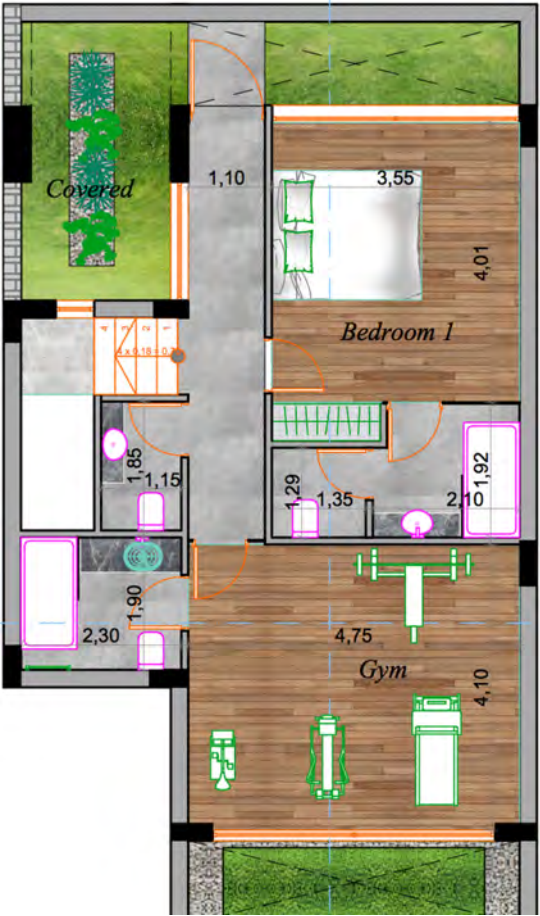


[NEXT](#)

VILLA 14 - TYPE A



ROOF GARDEN



BASEMENT
(OPTIONAL)

TYPE B



TYPE B



TYPE B



[BACK TO MAP](#)

VILLA 9 - TYPE B

• AREA

Land Size: **300m²**

• THE VILLA

Ground Floor: **68m²**

1st Floor: **87m²**

SUB TOTAL: 155m²

Covered Roof: **23m²**

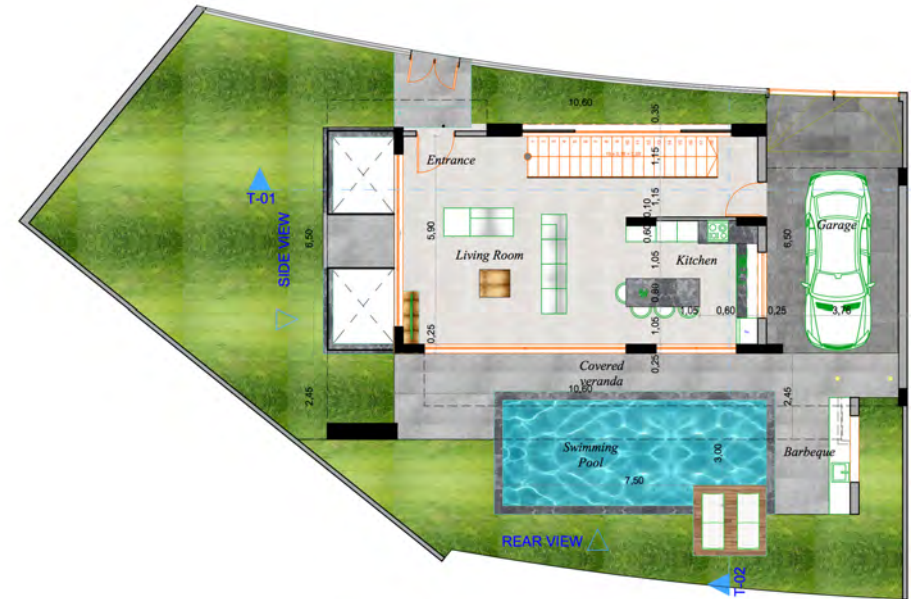
Covered Parking: **20m²**

Covered Balconies: **43m²**

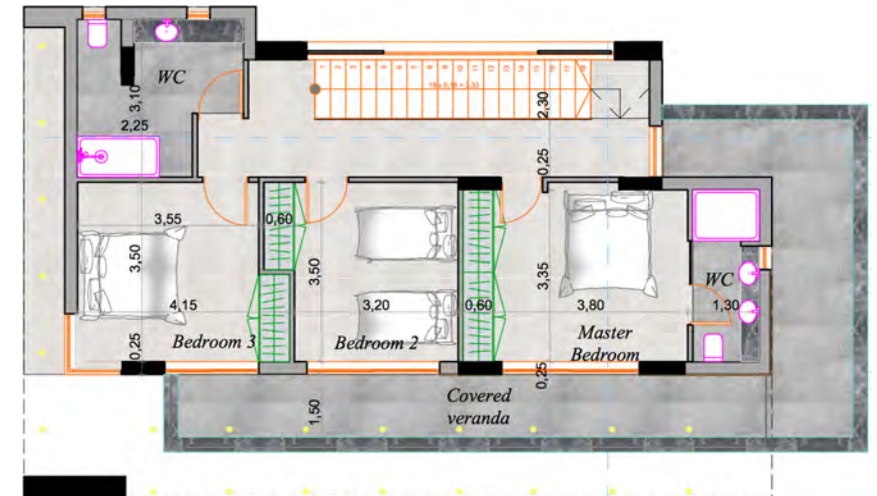
TOTAL: 241m²

• **ROOF TERRACE: 92m²**

GROUND LEVEL



1ST FLOOR

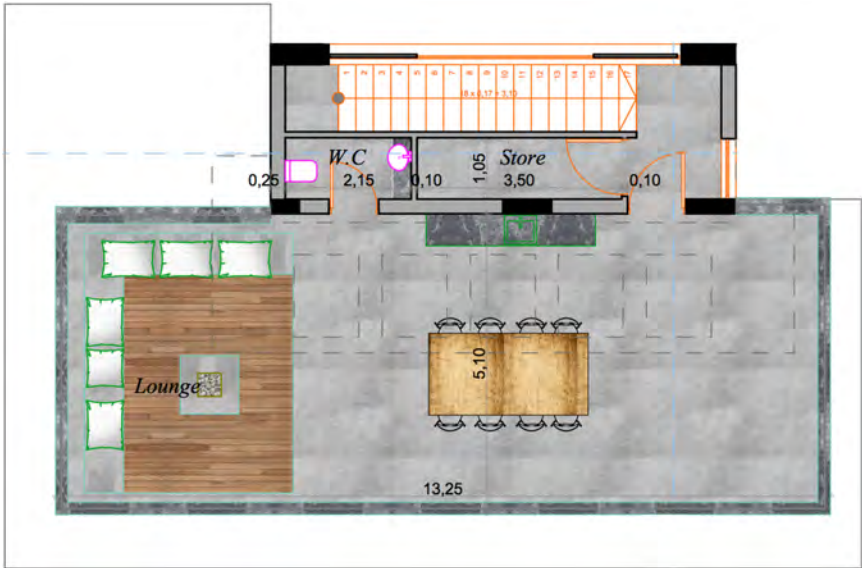


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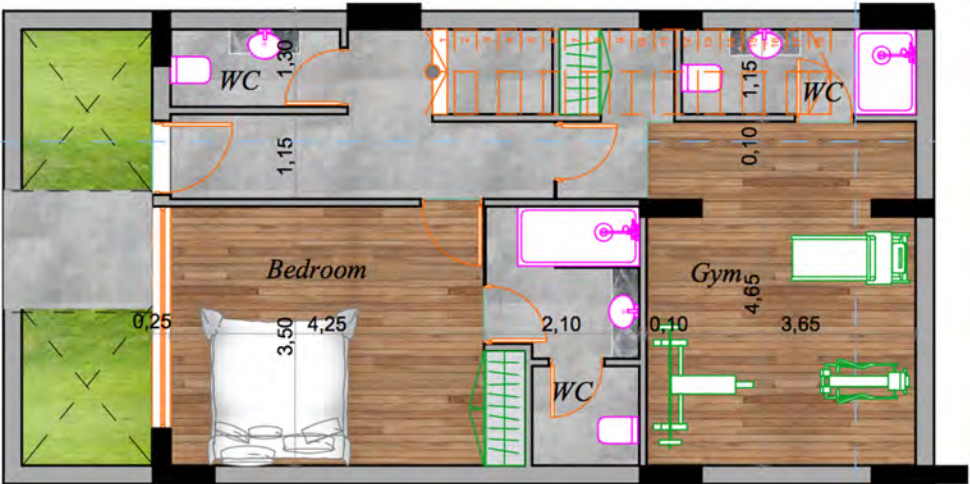
VILLA 9 - TYPE B



ROOF GARDEN



BASEMENT
(OPTIONAL)



VILLA 10 - TYPE B

• AREA

Land Size: **300m²**

• THE VILLA

Ground Floor: **68m²**

1st Floor: **87m²**

SUB TOTAL: 144.5m²

Covered Roof: **23m²**

Covered Parking: **19m²**

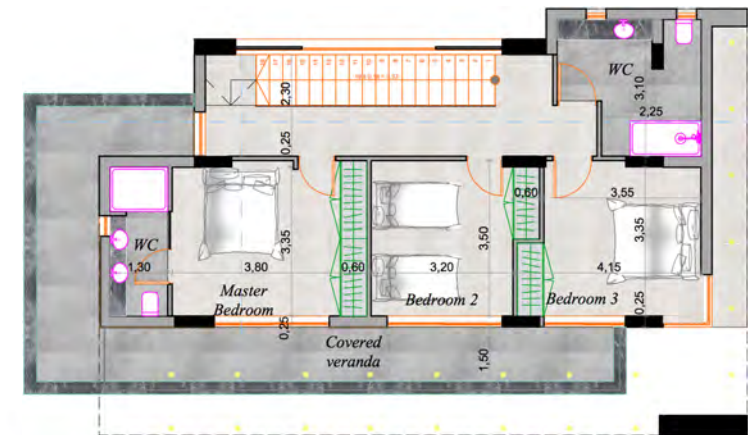
Covered Balconies: **43m²**

TOTAL: 241m²

• ROOF TERRACE: 92m²



GROUND LEVEL

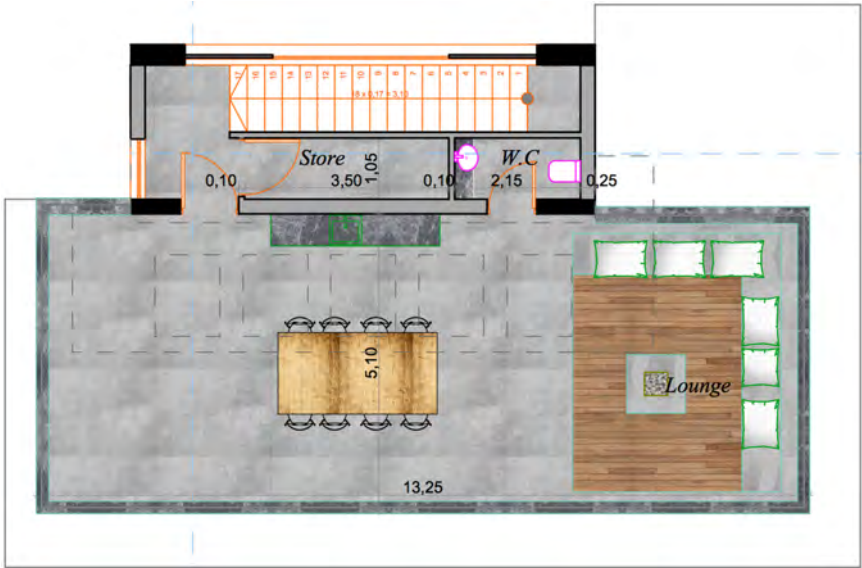


1ST FLOOR

[NEXT](#)

VILLA 10 - TYPE B

 PERSPECTIVE VIEW



ROOF GARDEN



BASEMENT
(OPTIONAL)

 BACK TO MAP

TYPE C



TYPE C



TYPE C



[BACK TO MAP](#)

VILLA 3 - TYPE C

- **AREA**

Land Size: **310m²**

- **THE VILLA**

Ground Floor: **65m²**

1st Floor: **82m²**

SUB TOTAL: 147m²

Covered Roof: **28m²**

Covered Parking: **17m²**

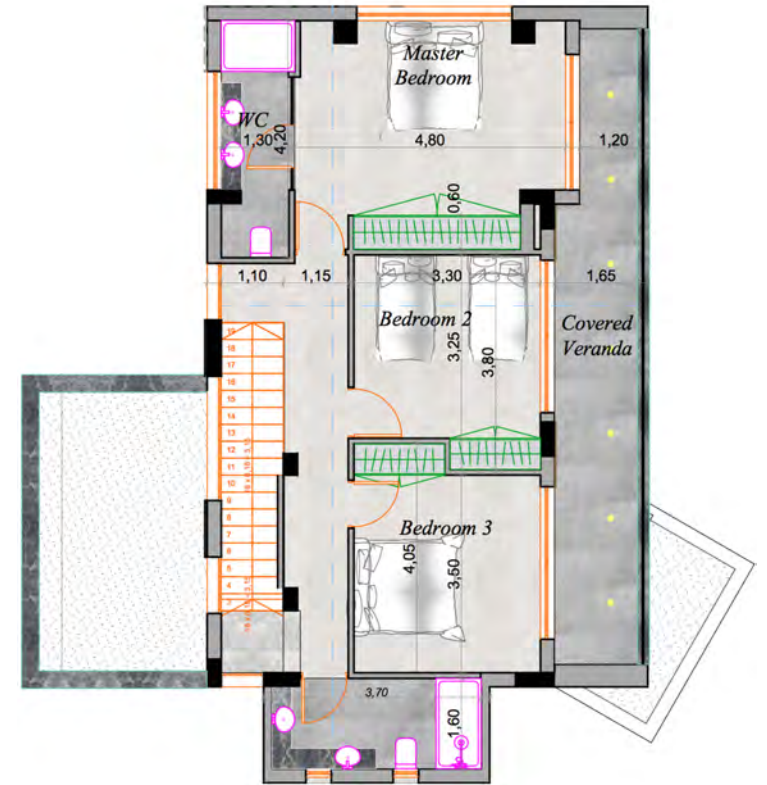
Covered Balconies: **34m²**

TOTAL: 227m²

- **ROOF TERRACE: 95m²**



GROUND LEVEL



1ST FLOOR

[NEXT](#)

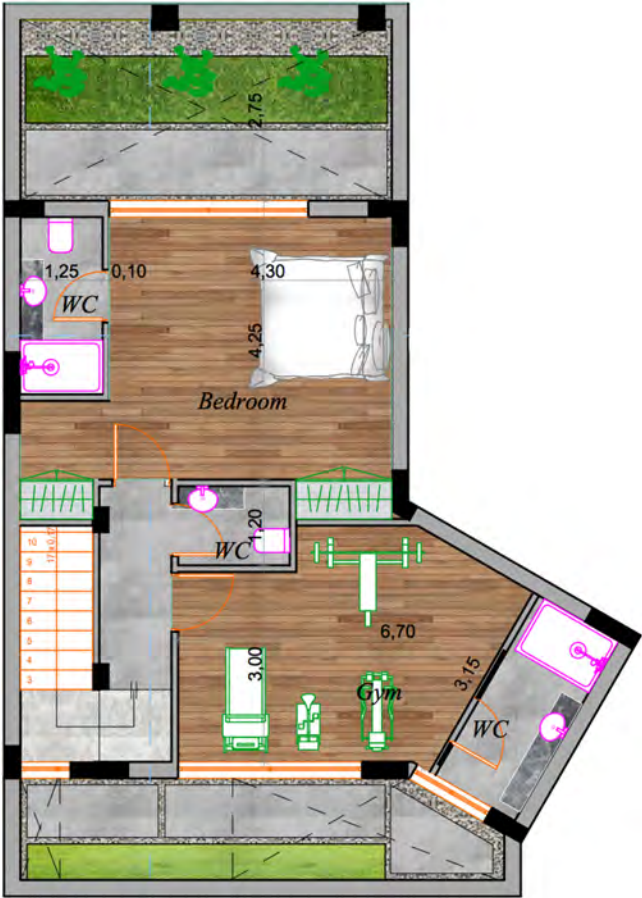
VILLA 3 - TYPE C



PERSPECTIVE VIEW



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 4 - TYPE C

- **AREA**

Land Size: **310m²**

- **THE VILLA**

Ground Floor: **65m²**

1st Floor: **82.5m²**

SUB TOTAL: 147.5m²

Covered Roof: **28m²**

Covered Parking: **17m²**

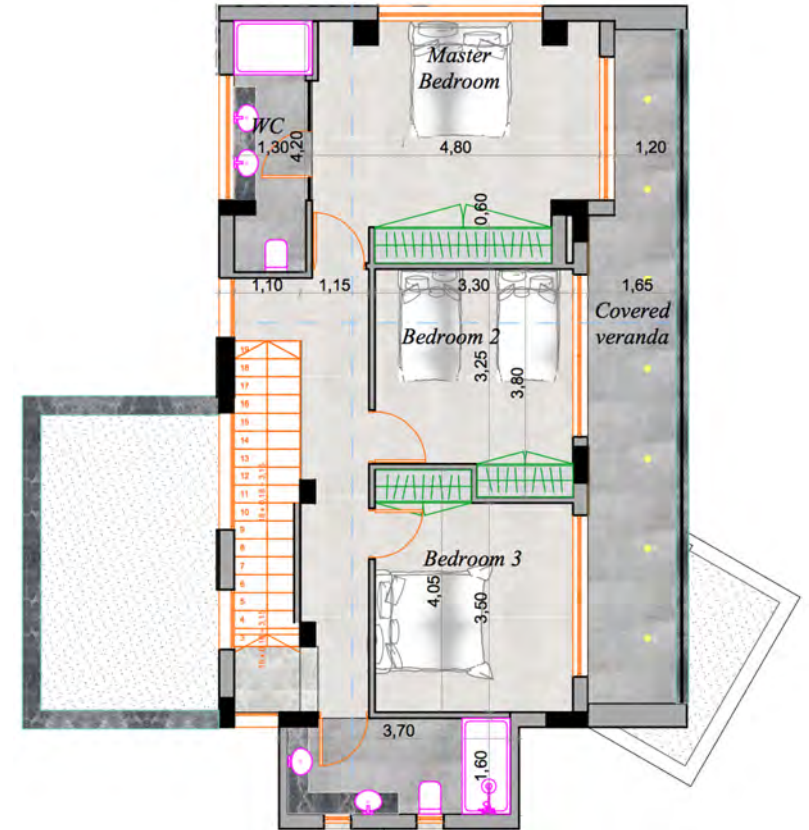
Covered Balconies: **34m²**

TOTAL: 227m²

- **ROOF TERRACE: 95m²**



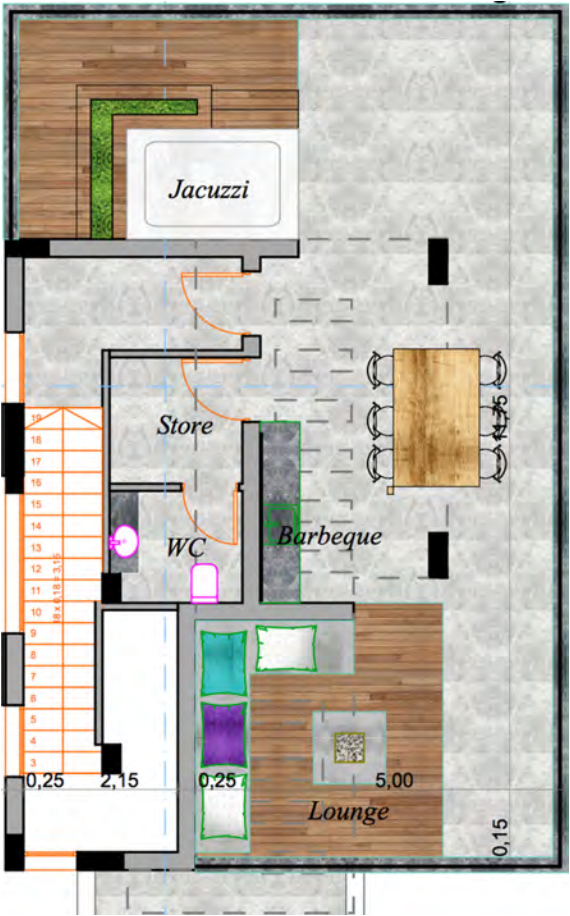
GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 4 - TYPE C



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 7 - TYPE C

• AREA

Land Size: **277m²**

• THE VILLA

Ground Floor: **65m²**

1st Floor: **82.5m²**

SUB TOTAL: 147.5m²

Covered Roof: **28m²**

Covered Parking: **16m²**

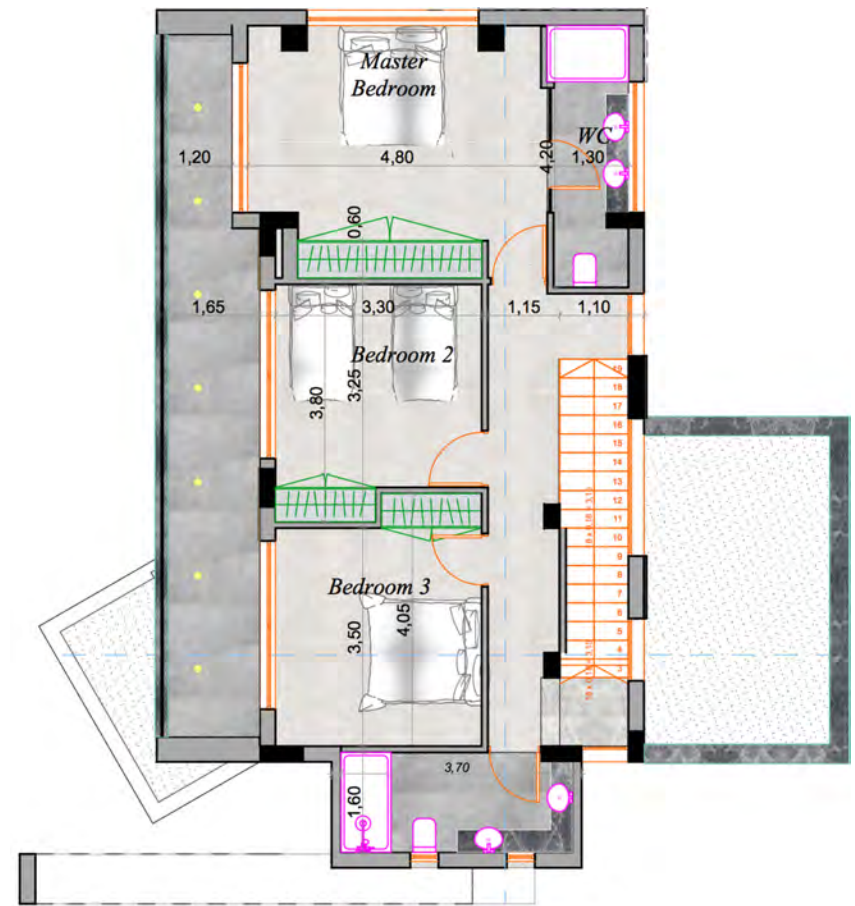
Covered Balconies: **34m²**

TOTAL: 226m²

• **ROOF TERRACE: 95m²**



GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 7 - TYPE C



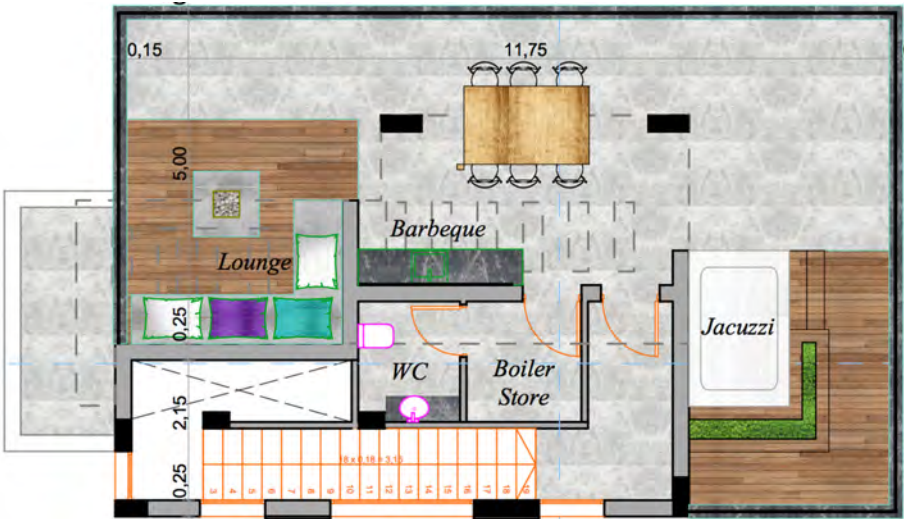
ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 17 - TYPE C

 PERSPECTIVE VIEW



ROOF GARDEN



BASEMENT
(OPTIONAL)

 BACK TO MAP

VILLA 15 - TYPE D

• AREA

Land Size: **467m²**

• THE VILLA

Ground Floor: **73m²**

1st Floor: **80m²**

SUB TOTAL: 153m²

Covered Roof: **22m²**

Covered Parking: **18m²**

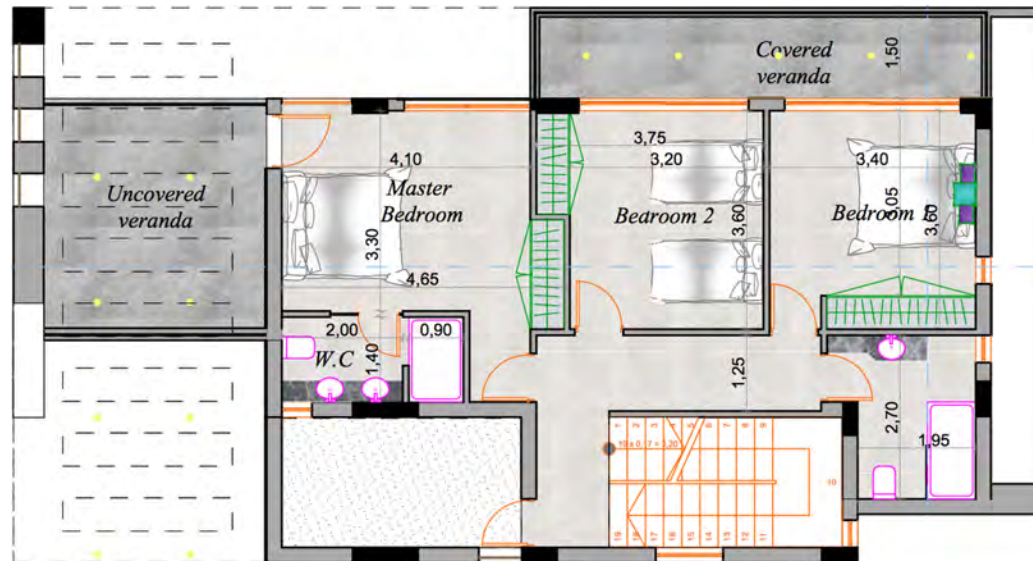
Covered Balconies: **30m²**

TOTAL: 223m²

• **ROOF TERRACE: 106m²**



GROUND LEVEL



1ST FLOOR

[NEXT](#)



VILLA 16 - TYPE D

• AREA

Land Size: **384m²**

• THE VILLA

Ground Floor: **73m²**

1st Floor: **80m²**

SUB TOTAL: 153m²

Covered Roof: **22m²**

Covered Parking: **18m²**

Covered Balconies: **30m²**

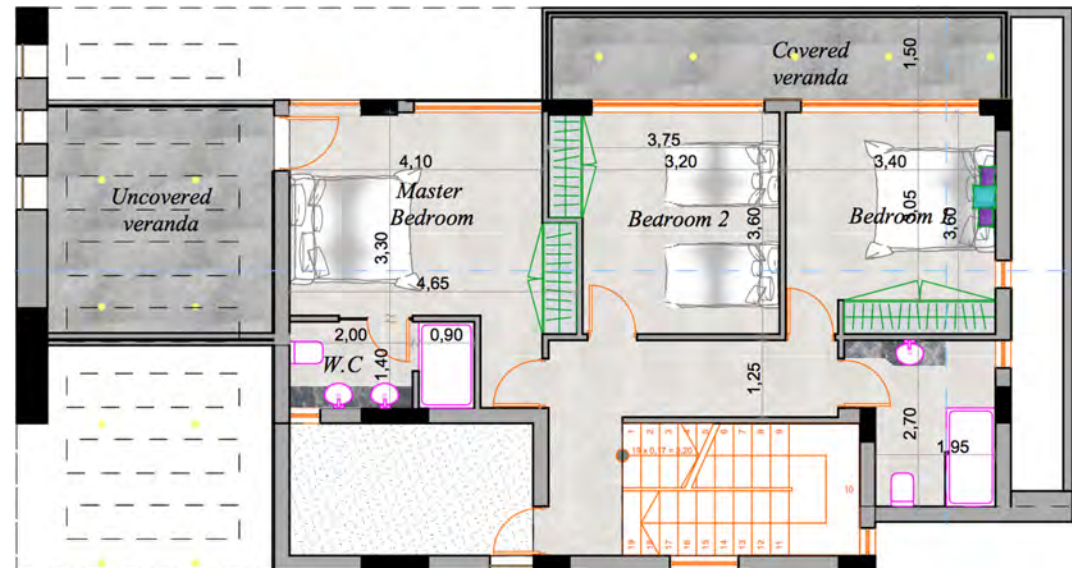
TOTAL: 223m²

• **ROOF TERRACE: 106m²**

GROUND LEVEL



1ST FLOOR



[NEXT](#)

VILLA 16 - TYPE D



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 18 - TYPE E

- **AREA**

Land Size: **401m²**

- **THE VILLA**

Ground Floor: **67m²**

1st Floor: **77.5m²**

SUB TOTAL: 144.5m²

Covered Roof: **27m²**

Covered Parking: **18m²**

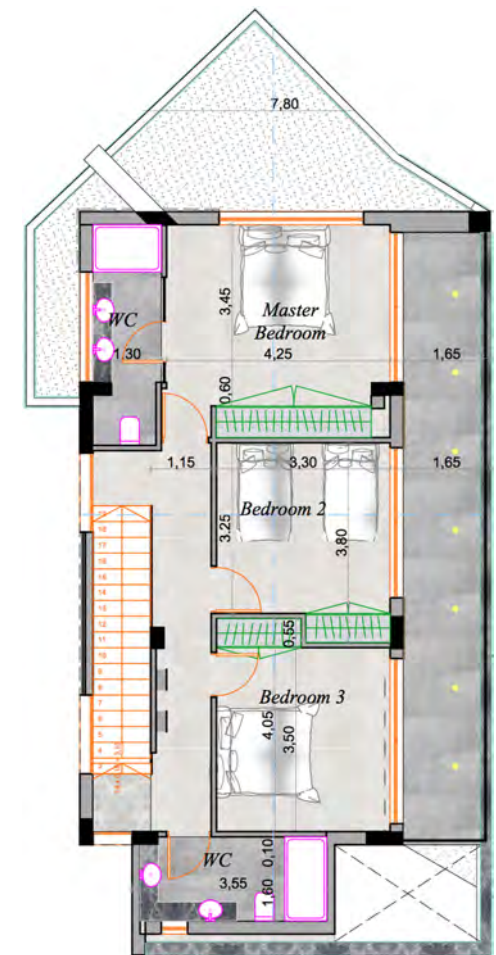
Covered Balconies: **37.5m²**

TOTAL: 227m²

- **ROOF TERRACE: 92m²**



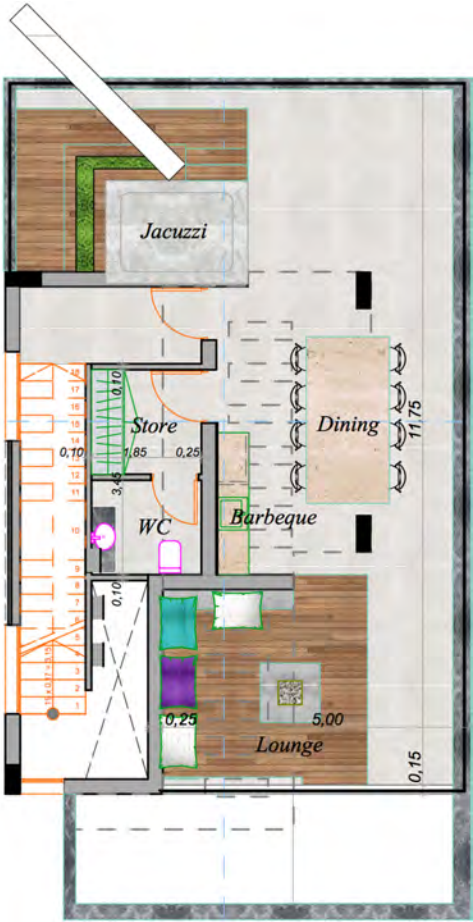
GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 18 - TYPE E



ROOF GARDEN



BASEMENT
(OPTIONAL)

VILLA 8 - TYPE F

• AREA

Land Size: **281m²**

• THE VILLA

Ground Floor: **73m²**

1st Floor: **83m²**

SUB TOTAL: 156m²

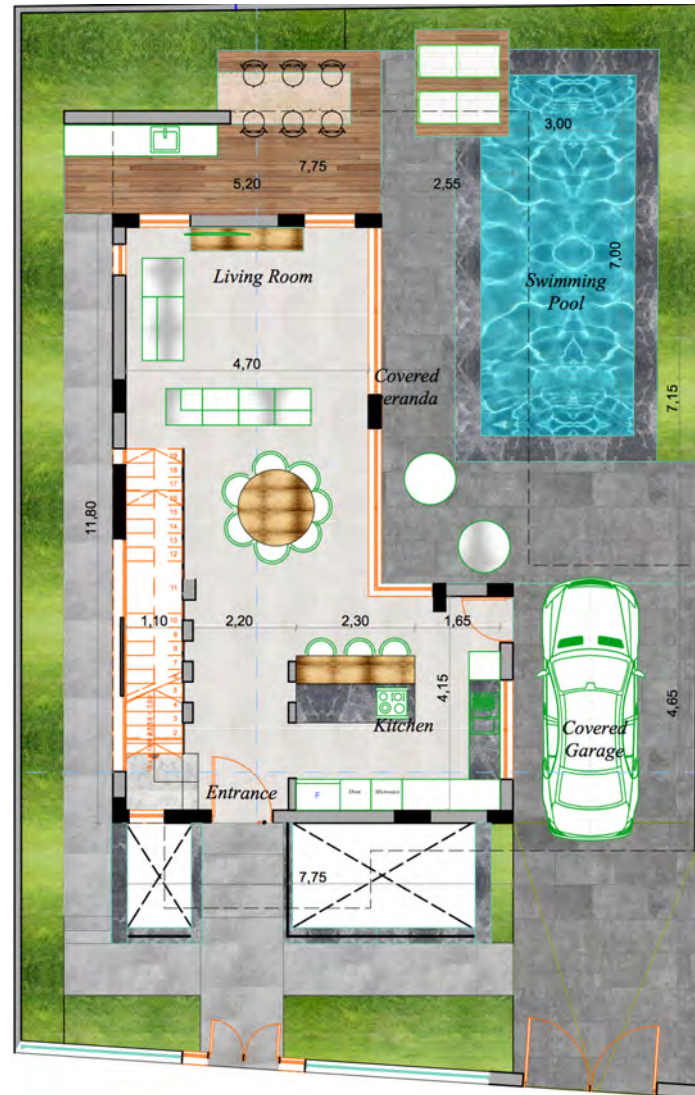
Covered Roof: **27m²**

Covered Parking: **20m²**

Covered Balconies: **45m²**

TOTAL: 248m²

• **ROOF TERRACE: 96m²**



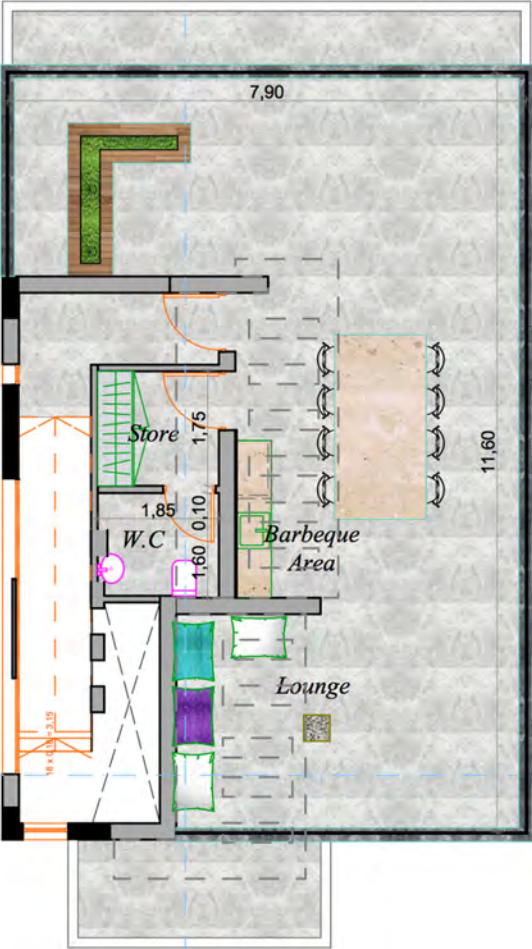
GROUND LEVEL



1ST FLOOR

[NEXT](#)

VILLA 8 - TYPE F



ROOF GARDEN



BASEMENT
(OPTIONAL)

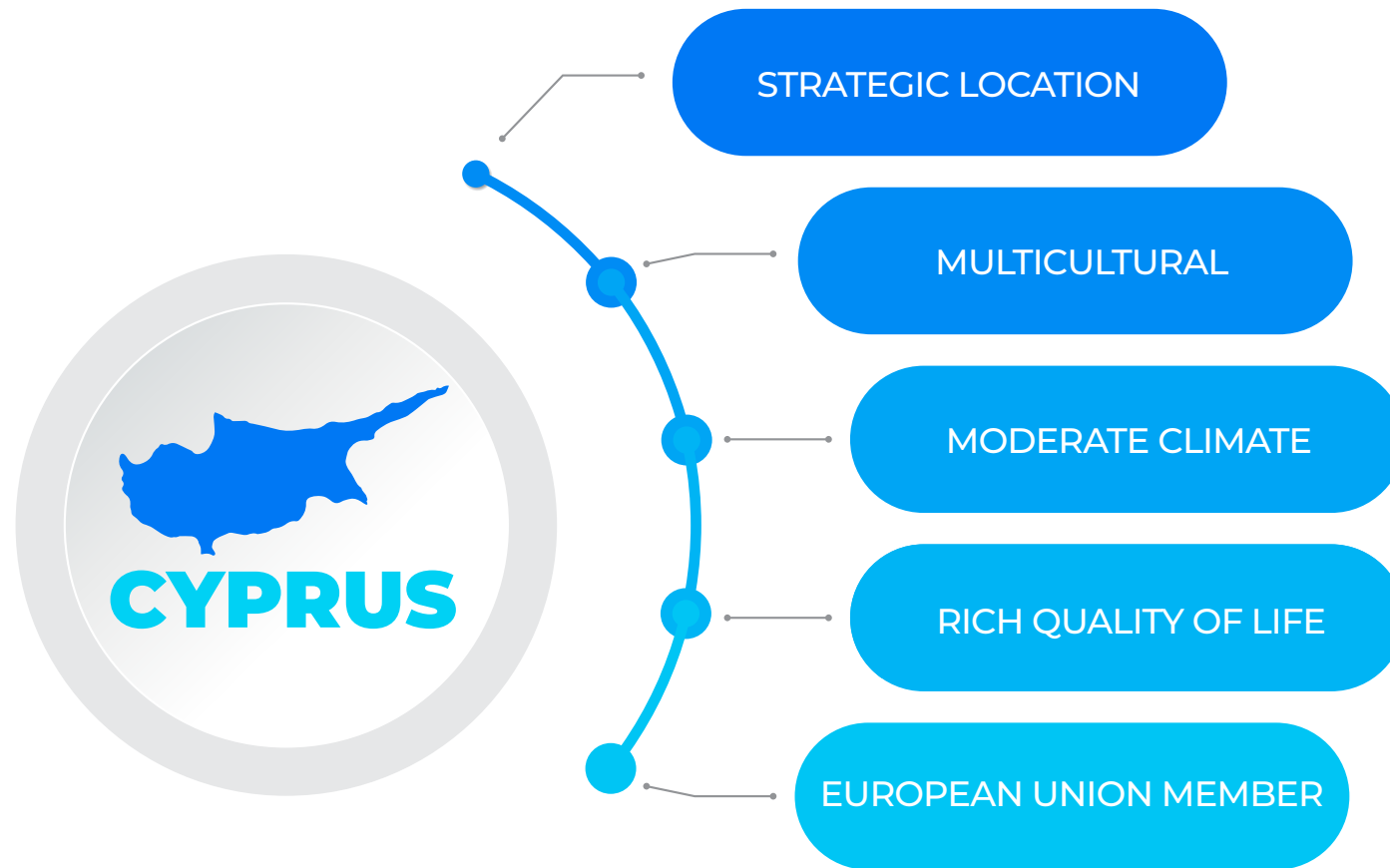


SPECIFICATIONS

- Anti-earthquake reinforced concrete footings, columns, beams and slabs.
- Luxury ceramic tiles in: entrance, living area, kitchen, bedrooms and bathrooms.
- Granite countertop and work surface in kitchen.
- Italian cabinets for kitchen.
- Laufen, Duravit or equivalent sanitary fixtures for all bathrooms.
- Grohe fixtures for all bathrooms.
- Deluxe 16mm glass railing on balconies.
- Complete installation of all the AC DX units in reception areas and bedrooms.
- Energy efficient double glazed thermal windows and doors.
- Private swimming pool skimmer system.
- External brick walls with high thermal insulation.
- All flat rooftops are fitted with thermal insulation.
- All internal doors are made of Italian material, painted in high gloss white finish.
- Italian material for wardrobes which will include drawer units and self-closing hinges.

THE BENEFITS OF INVESTING IN CYPRUS





EUROPE



9,251 km²



1,100,000



GMT +2



EURO



LOW



PRESIDENTIAL
DEMOCRATIC

BY THE BEACH

JUST IMAGINE

DEVELOPERS



MARKETING & SALES



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+357 96 955 118

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