




BY THE BAY
PROTARAS

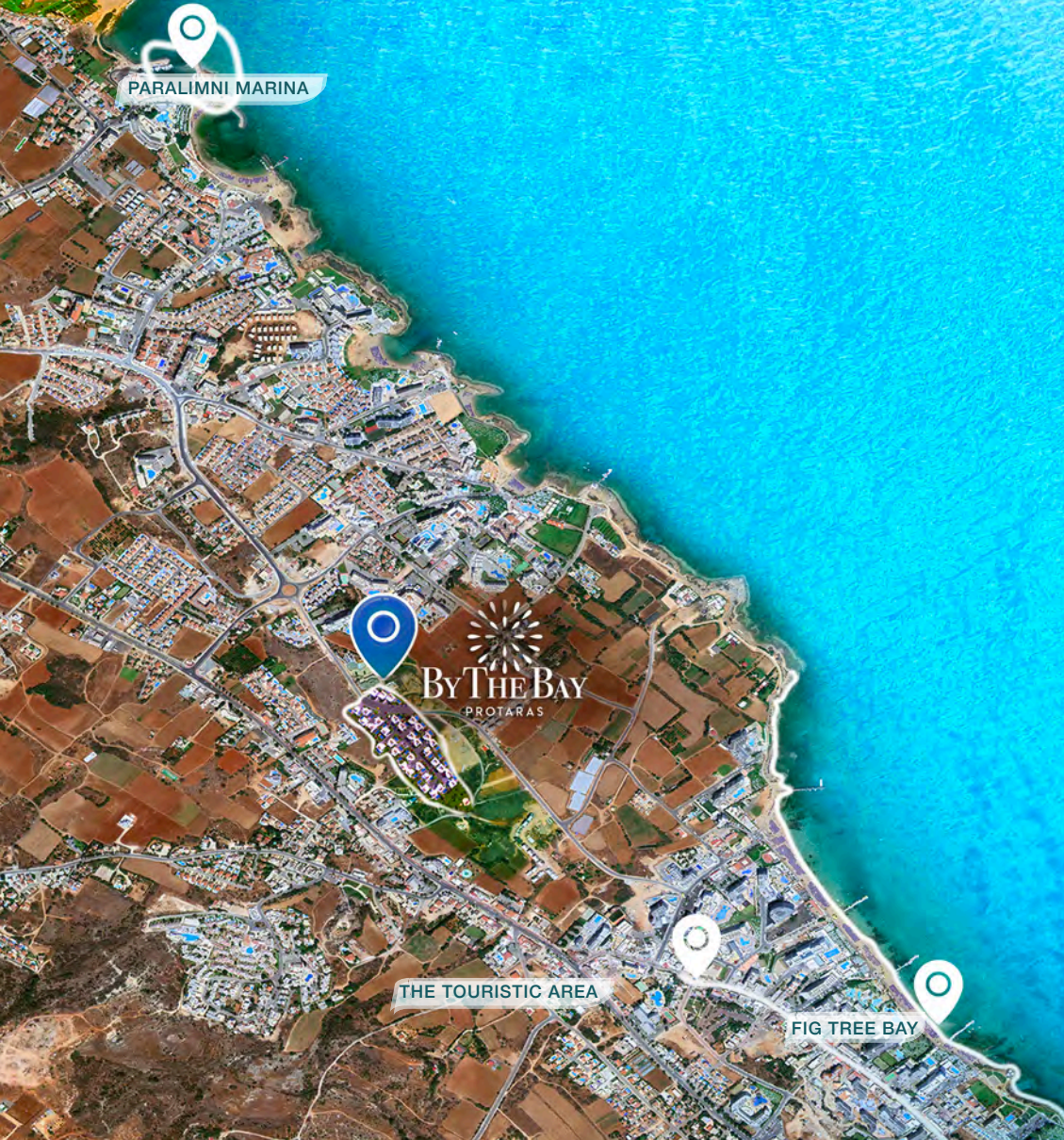
*Surrounded by Green.
Embraced by Blue.*



Cyprus. the Perfect Getaway



A destination marrying tourism with premium residency, cocooned in a cultural and hospitable Mediterranean setting, Cyprus is one of the most attractive residential destinations. An uncompromising island life.



Protaras. the Vibrant Heart of Cyprus



The harmonious contrast between tranquility and vibrancy is what makes Protaras the perfect modern holiday resort. Its endless sandy beaches, clear blue skies and lush green sceneries offer visitors a one of a kind experience on the Cyprus golden coast. Sail, take a dip, delight in a delicious lunch, go on a shopping spree, dress up for an evening out... this lively town has it all!



Paralimni Marina. the Sunrise Riviera



Enjoy the glorious sunrises, a key attribute of the Paralimni Marina, only a short walk away from your villa. Experience the luxury of this new haven, take a deep breath and embrace beauty all-around.



*Greenery and Exclusivity.
All in One Community*



Whether for family holidays, a friends gathering, a blissful retreat or simply celebrating life; By The Bay offers you a perfect setting with unforgettable memories.



A Home For Your Precious Moments



A dream house is one that makes you 'feel home' from the moment you step inside. It's a canvas to paint your most precious moments. Our project not only offers you sophisticated living, but above it all, the homecoming feeling that you and your family aspire to.



An Ideal Lifestyle



Our villas are designed for both comfort and practicality.
Conceived for demanding simplicity.

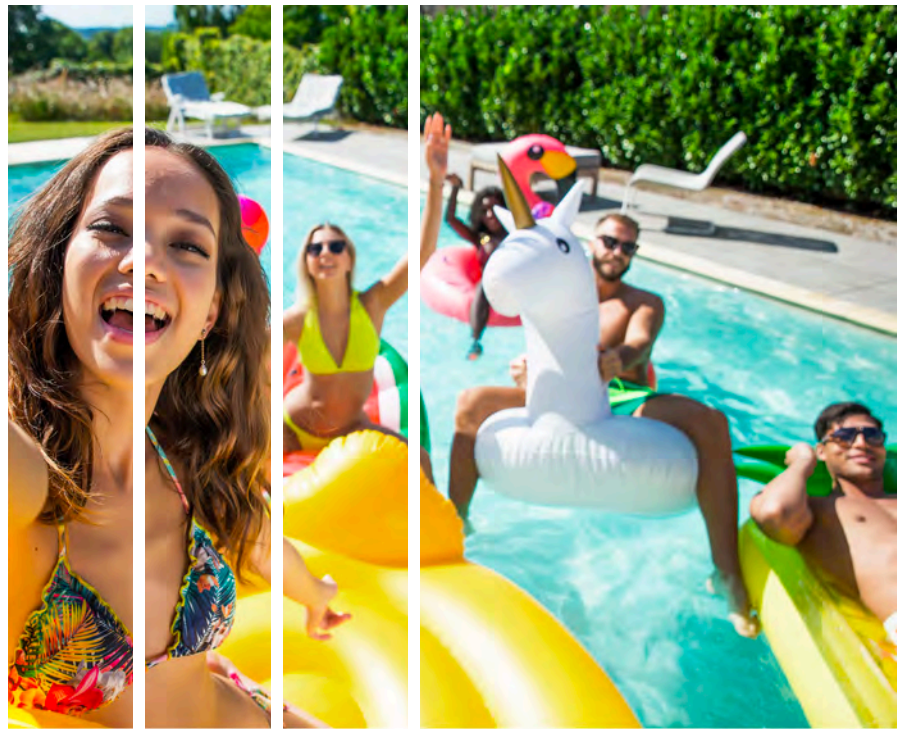
*The Perfect View.
the Perfect Setting*



Enjoy the beautiful view of the beach from the spacious rooftop terrace of your villa, combining modern architecture and comfortable design.



Echoes of Laughter From Your Backyard



A perfect blend of inside comfort with outdoors fun! From family lunches on the lawn, to pool parties with friends and tanning sessions under the Cyprus golden sun, you're in for a very happy ride.

Proximity and Beach View From Every Villa



CHOOSE YOUR VILLA

Located on a hillside and surrounded by a green area, By The Bay offers you breathtaking views of the beach and the horizon from every villa. Its proximity to the marina, touristic area (300 m), and Fig Tree Bay (500 m) makes it ideal for residents and tourists alike.



Specifications

All fittings and finishes will be meticulously chosen to reflect the high quality of the project:

- Private swimming pool skimmer system
- Covered Parking
- Roof Terrace accessible from first floor
- Anti-earthquake reinforced concrete footings, columns, beams and slabs
- Luxury ceramic tiles in entrance, living area and kitchen
- Luxury ceramic tiles for all bedrooms / 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
- External brick walls with high thermal insulation
- All flat roofs are fitted with thermal insulation
- All internal doors will be Italian product, painted in high gloss white finish
- Italian product for wardrobes which will include drawer unit and self-closing hinges

An Island With Benefits



Modern banking
& legal system



24% increase in
property sales
2016-17



European Union [EU]
member since 2004



15% additional
companies
registration



Lowest taxation
in the Euro zone



5 new marinas



Safe and
cosmopolitan
lifestyle



5 new casino
resorts awarded



EU cleanest bathing
waters with 57 blue
flag beaches

1st

Third party
shipment in EU

1st

Safest country
[Penguin 2015]

2nd

Highest tertiary
education in EU

31st

Forbes best
country
for business

0%

Transfer
of shares

0%

Tax on
dividends



CYPRUS

PERMANENT RESIDENCY

STRATEGIC LOCATION

MULTICULTURAL

MODERATE CLIMATE

RICH QUALITY OF LIFE



Developed by

LACAZETTECO
limited

Marketing & Sales



Architects



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PLOT

PLOT #1

TYPE A2

PLOT SIZE

344 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 41 sqm

COVERED PARKING 17 sqm

TOTAL AREA 190 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT #3

TYPE A2

PLOT SIZE

373 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 41 sqm

COVERED PARKING 17 sqm

TOTAL AREA 190 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT #4

TYPE C

PLOT SIZE

325 sqm

THE VILLA

GROUND FLOOR 61 sqm

FIRST FLOOR 62 sqm

COVERED AREA

COVERED BALCONIES 37 sqm

COVERED PARKING 17 sqm

TOTAL AREA 177 sqm

BASEMENT (OPTIONAL) 55 sqm

ROOFTOP AREA 58 sqm

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PLOT

PLOT #5 TYPE C PLOT SIZE

267 sqm

THE VILLA

GROUND FLOOR 61 sqm

FIRST FLOOR 62 sqm

COVERED AREA

COVERED BALCONIES 37 sqm

COVERED PARKING 17 sqm

TOTAL AREA 177 sqm

BASEMENT (OPTIONAL) 55 sqm

ROOFTOP AREA 58 sqm

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PLOT

PLOT #7

TYPE B1

PLOT SIZE

236 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 60 sqm

COVERED PARKING 21 sqm

TOTAL AREA 212 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #8 TYPE A PLOT SIZE

304 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT #9
TYPE A
PLOT SIZE

TYPE A

PLOT SIZE

228 sqm

THE VILLA

GROUND FLOOR

63 sqm

FIRST FLOOR

68 sqm

COVERED AREA

COVERED BALCONIES

47 sqm

COVERED PARKING

15 sqm

TOTAL AREA

193 sqm

BASEMENT (OPTIONAL)

57 sqm

ROOFTOP AREA

68 sqm





PLOT

PLOT #11

TYPE B

PLOT SIZE

340 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 54 sqm

COVERED PARKING 19 sqm

TOTAL AREA 204 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #12

TYPE A

PLOT SIZE

366 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #13

TYPE A

PLOT SIZE

378 sqm

THE VILLA

GROUND FLOOR 63 sqm
FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm
COVERED PARKING 15 sqm
TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #14

TYPE A

PLOT SIZE

332 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #15

TYPE C

PLOT SIZE

289 sqm

THE VILLA

GROUND FLOOR 61 sqm

FIRST FLOOR 61 sqm

COVERED AREA

COVERED BALCONIES 37 sqm

COVERED PARKING 17 sqm

TOTAL AREA 176 sqm

BASEMENT (OPTIONAL) 55 sqm

ROOFTOP AREA 58 sqm

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PLOT

PLOT #16

TYPE A

PLOT SIZE

366 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #17

TYPE B1

PLOT SIZE

344 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 60 sqm

COVERED PARKING 21 sqm

TOTAL AREA 212 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #18

TYPE A

PLOT SIZE

438 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #19

TYPE B1

PLOT SIZE

388 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 60 sqm

COVERED PARKING 21 sqm

TOTAL AREA 212 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #21 TYPE A PLOT SIZE

324 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #22

TYPE B1

PLOT SIZE

399 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 60 sqm

COVERED PARKING 21 sqm

TOTAL AREA 212 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #23

TYPE A

PLOT SIZE

362 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #24 TYPE A PLOT SIZE

344 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #26

TYPE A

PLOT SIZE

304 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT

PLOT #27

TYPE A

PLOT SIZE

438 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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PLOT #28

TYPE B1

PLOT SIZE

428 sqm

THE VILLA

GROUND FLOOR

63 sqm

FIRST FLOOR

68 sqm

COVERED AREA

COVERED BALCONIES

60 sqm

COVERED PARKING

21 sqm

TOTAL AREA

212 sqm

BASEMENT (OPTIONAL)

57 sqm

ROOFTOP AREA

68 sqm

PLOT

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PLOT #29

TYPE A

PLOT SIZE

240 sqm

THE VILLA

GROUND FLOOR

63 sqm

FIRST FLOOR

68 sqm

COVERED AREA

COVERED BALCONIES

47 sqm

COVERED PARKING

15 sqm

TOTAL AREA

193 sqm

BASEMENT (OPTIONAL)

57 sqm

ROOFTOP AREA

68 sqm





PLOT

PLOT #30 TYPE A PLOT SIZE

301 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING 15 sqm

TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm





PLOT #31
TYPE A
PLOT SIZE

365 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 47 sqm

COVERED PARKING	15 sqm
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TOTAL AREA 193 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm





PLOT #32

TYPE A1

PLOT SIZE

291 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 45 sqm

COVERED PARKING 17 sqm

TOTAL AREA 193 sqm**BASEMENT (OPTIONAL) 57 sqm****ROOFTOP AREA 68 sqm**
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PLOT #33

TYPE B

PLOT SIZE

524 sqm

THE VILLA

GROUND FLOOR 63 sqm

FIRST FLOOR 68 sqm

COVERED AREA

COVERED BALCONIES 54 sqm

COVERED PARKING 19 sqm

TOTAL AREA 204 sqm

BASEMENT (OPTIONAL) 57 sqm

ROOFTOP AREA 68 sqm

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VILLA TYPE A



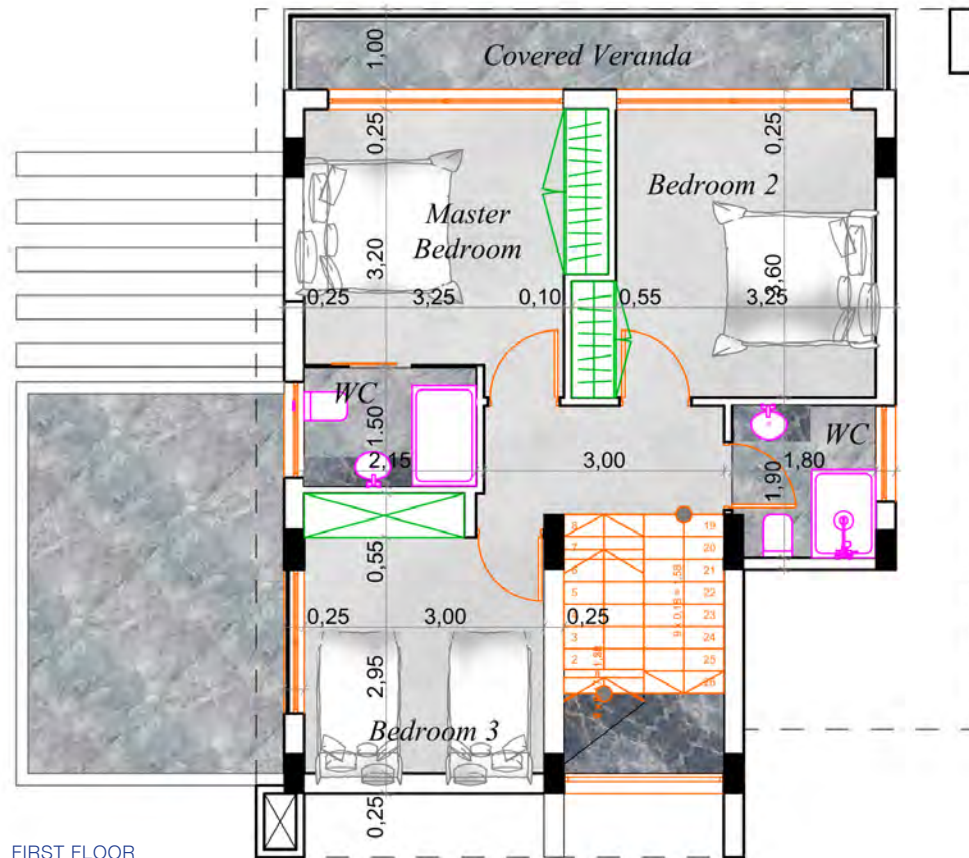
GROUND FLOOR



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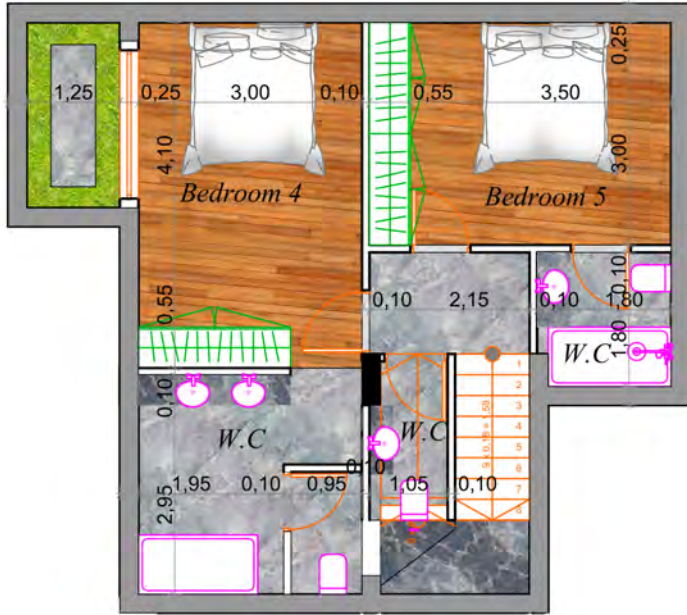


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FIRST FLOOR

VILLA TYPE A



BASEMENT



ROOF TERRACE



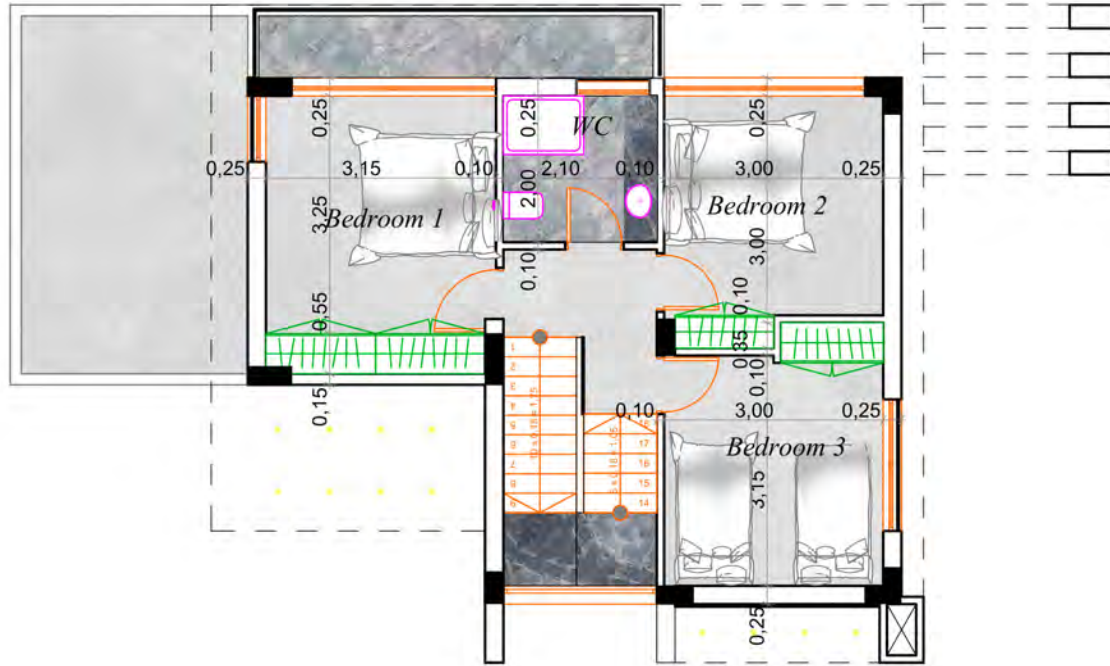
VILLA TYPE B



GROUND FLOOR



VILLA TYPE B



FIRST FLOOR

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VILLA TYPE B



BASEMENT



ROOF TERRACE



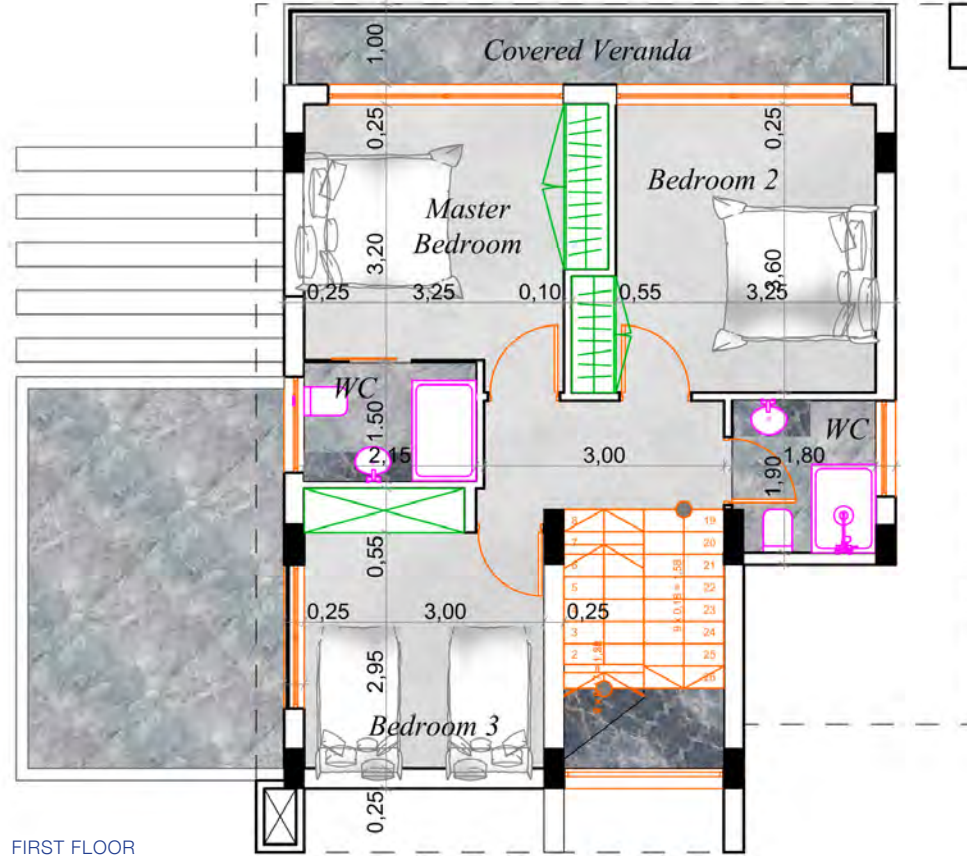
VILLA TYPE C



GROUND FLOOR



VILLA TYPE C



FIRST FLOOR

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2nd floor

Barbeque Area

Lounge Area

ROOF TERRACE