

Property Code:	A4687	Type:	Sale - House/Villa
Location:	Famagusta - Protaras	Internal Area:	125 m ²
Plot Area:	225 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2021
Status:	Newly completed	VAT:	+ VAT

Property features:

Detached	Furnished	Provision for Air-conditioning	Roof Garden
Sea View	Storage	Swimming Pool	

Description:**Luxury 4-Bedroom Villa for Sale | Protaras, Famagusta**

Set in the heart of Protaras — Cyprus's most celebrated resort destination — this exceptional key-ready villa delivers the perfect balance of privacy, space, and seaside living, just 450 metres from the beach.

Property Details:

4 bedrooms
3 bathrooms
Interior area: 120 m²
Plot: 225 m²
Private overflow swimming pool
Roof garden with sea views
Private parking
Storage room
Energy class: B+/A

Key Features:

Fully furnished with high-end designer furniture
Fully equipped kitchen with seated island
Air conditioning throughout all areas
Underfloor central heating (provision)
Photovoltaic system (provision)
Artisan carpentry works
Covered patio
Aluminium pergola on roof garden
Solar water heater
Thermal insulating building system

Location:

Protaras is renowned across Europe for its crystal-clear waters, award-winning beaches, and family-friendly atmosphere. The villa is within easy walking distance of fine dining, shopping, entertainment, and the coastline, while remaining a private retreat behind its own gates. Larnaca International Airport is approximately 45 minutes away, making this location highly practical for frequent travellers and international buyers alike.

Ideal For:

This property appeals equally to those seeking a permanent luxury residence in Cyprus, a premium holiday home on the island's most sought-after coastline, or a high-value investment asset in one of the Mediterranean's top tourist destinations.



4 BED VILLA IN PROTARAS

€ 950 000

