

<b>Property Code:</b>	A10661	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Protaras	<b>Internal Area:</b>	152 m <sup>2</sup>
<b>Plot Area:</b>	428 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2024
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ VAT

**Property features:**

Air Conditioning	Downstairs Bedroom	Garden	Roof Garden
Swimming Pool	Uncovered Parking		

**Description:**

## 4 BEDROOM VILLA FOR SALE IN PROTARAS

This stunning **4-bedroom villa** is ideally located in the heart of **Protaras**, just **500 meters from the beach**, offering the perfect balance of comfort, style, and coastal living.

The villa features a **ground-floor master bedroom**, providing convenience and privacy, while the **first floor hosts three additional bedrooms**, ideal for family and guests. The layout is complemented by a **guest bathroom** and an additional **WC**.

Outdoor living is a highlight of the property, with a private **swimming pool and landscaped garden**, perfect for relaxing or entertaining. A dedicated **bar with sink** enhances the outdoor area, making it ideal for social gatherings.

The property also boasts a spacious **roof terrace / roof garden of 68 sqm**, offering beautiful open views and an exceptional space for sunbathing, dining, or enjoying evening sunsets.

An excellent opportunity for a permanent residence, holiday home, or investment property in one of Cyprus's most sought-after coastal locations.

**Additional Features:**

- Private swimming pool skimmer system
- Private 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 in all bedrooms/bathrooms
- Granite countertop and work surface in kitchen
- Italian cabinets in kitchen
- Laufen, duravit sanitary fixtures in all bathrooms
- Grohe fixtures for all bathrooms

- Deluxe 16mm glass railing on balconies
- AC DX units in reception areas and all bedrooms
- Energy efficient double glazed thermal windows and doors
- External brick walls with high thermal insulation
- All internal doors are Italian products, painted in high gloss white finish
- All wardrobes are made in Italy and include drawers and self closing hinges

Contact us for viewings!



