

<b>Property Code:</b>	A10664	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Protaras	<b>Internal Area:</b>	143 m <sup>2</sup>
<b>Plot Area:</b>	374 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Status:</b>	Newly completed
<b>VAT:</b>	+ VAT		

**Property features:**

Air Conditioning	Detached	Roof Garden	Sea View
Swimming Pool	Uncovered Parking		

**Description:****3 Bedrooms Villa in Protaras for Sale**

This is a luxury development of three-bedroom detached Villas of a modern and contemporary design combined with high quality finishes throughout.

Located in the cosmopolitan coastal area of Protaras which has become one of the most popular holiday destinations in Cyprus this new villas for sale ideal for investment as a permanent or as a holiday home. The project is close to all the amenities including supermarkets, traditional tavernas, restaurants, banks and cafes.

The project is only a 5 minute walk from the beautiful beaches, 5 minutes walking distance from the centre of Protaras, and 10 minutes drive from the popular tourist resort of Ayia Napa. It is also very close to the town of Paralimni and 40 minutes from the Larnaca airport.

The villas consist of a ground floor with an open plan living, dining, kitchen area, a guest toilet, a downstairs' bedroom as well as a covered parking and the first floor consists of 3 spacious bedrooms, with an en-suite shower in the main bedroom and a main bathroom.

The emphasis is on the highest standards and specifications of the market as well as to the elegant and comfortable living spaces.

**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



