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<b>Property Code:</b>	A10782	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Protaras	<b>Internal Area:</b>	195 m <sup>2</sup>
<b>Plot Area:</b>	1173 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Status:</b>	Resale

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**Property features:**

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Air Conditioning	Covered Parking	Detached	Furnished
Swimming Pool	Title Deeds		

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**Description:****Luxury 4-Bedroom Villa in Protaras with Private Pool**

Located in the sought-after area of Protaras, this beautiful 4-bedroom villa offers spacious living, privacy, and an excellent investment opportunity. The property comes with a **separate Title Deed**, ensuring a secure and straightforward transfer process.

The villa features **195 sqm of covered internal area**, designed with generous living and dining spaces, a modern kitchen, and four well-sized bedrooms. Large windows allow plenty of natural light, creating a bright and welcoming atmosphere throughout.

Outdoor living is equally impressive, with **60 sqm of covered verandas** ideal for relaxing or entertaining, plus an additional **15 sqm of uncovered veranda** perfect for enjoying the Mediterranean sun. The private swimming pool provides a peaceful retreat and enhances the home's luxurious appeal.

Additional features include:

- Separate Title Deed
- Private swimming pool
- 2 covered parking spaces
- 195 sqm covered area
- 60 sqm covered verandas
- 15 sqm uncovered veranda
- Prime coastal location

Ideally situated close to beaches, restaurants, and all amenities, this villa is perfect as a permanent residence, holiday home, or high-return rental investment.

A rare opportunity to own a spacious villa with Title Deed in one of Cyprus' most desirable coastal locations.



