

<b>Property Code:</b>	A11725	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Protaras	<b>Internal Area:</b>	120 m <sup>2</sup>
<b>Plot Area:</b>	270 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Year of construction:</b>	2008
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Covered Parking	Detached	Furnished
Garden	Sea View	Swimming Pool	Title Deeds

**Description:**

### 3 Bedroom Villa in Protaras

Discover this beautiful detached villa in the heart of Protaras, offering the perfect combination of comfort, privacy, and an excellent coastal location.

Situated just **400 metres from the beach**, this well-maintained property features **120m<sup>2</sup> of covered living space** on a **270m<sup>2</sup> private plot**, making it an ideal choice for a permanent residence, holiday home, or investment opportunity.

The villa comprises **three spacious bedrooms** and **two bathrooms**, with bright and airy living areas designed for relaxed Mediterranean living. Outside, you will find a **private swimming pool**, landscaped **garden**, and generous outdoor space perfect for entertaining family and friends or enjoying the Cyprus sunshine.

Conveniently located within walking distance of shops, restaurants, cafes, and all local amenities, this property offers both tranquillity and easy access to everything Protaras has to offer.

**Property Features:**

- 3 Bedrooms
- 2 Bathrooms
- Private Swimming Pool
- Landscaped Garden
- 120m<sup>2</sup> Covered Area
- 270m<sup>2</sup> Plot
- 400m from the Beach
- Close to All Amenities
- Excellent Holiday Rental Potential
- Ideal for Permanent Residence or Investment

A fantastic opportunity to own a charming villa in one of Cyprus' most sought-after coastal destinations.

**Price on Application.** Contact us today to arrange a viewing.



