

<b>Property Code:</b>	A11919	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Protaras	<b>Internal Area:</b>	150 m <sup>2</sup>
<b>Plot Area:</b>	229 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2021
<b>Status:</b>	Newly completed	<b>VAT:</b>	+ 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: 150 m<sup>2</sup>  
Plot: 229 m<sup>2</sup>  
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.

