



#11446

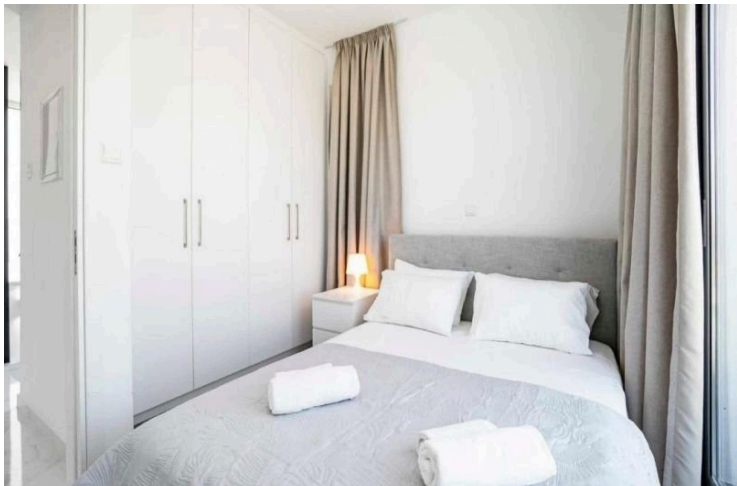
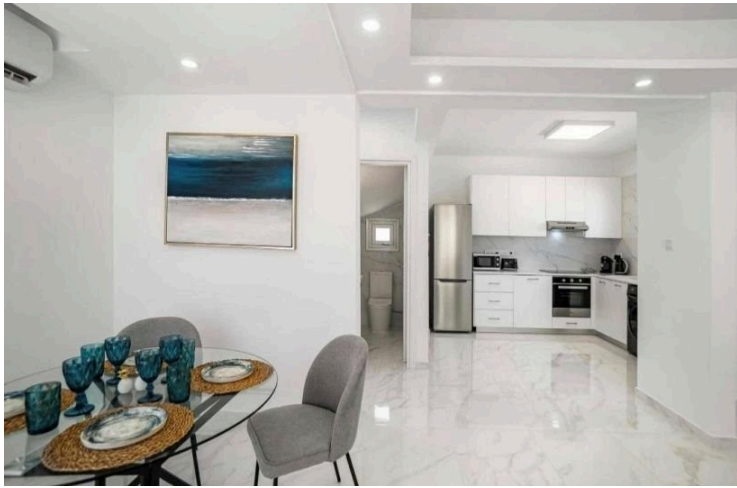
# ? Luxury 3-Bedroom Detached Villa in Protaras – Walking Distance to the Beach | Private Pool & Investment Opportunity (11446)

📍 Agia Triada, Famagusta

€398,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 116 m <sup>2</sup>	
Type		Detached Villa		Status	
Toilets		3		Completed	
Plot		251 m <sup>2</sup>		Year of construction	
Covered veranda		2.66 m <sup>2</sup>		2025	
Uncovered veranda		8.5 m <sup>2</sup>		Furnished	
				Unfurnished	
				Structure	
				Concrete	
				Energy efficiency rating	
				 A+	

## Description

? Luxury 3-Bedroom Detached Villa in Protaras – Walking Distance to the Beach | Private Pool & Investment Opportunity (11446)

Description:

Introducing a brand-new luxury detached villa located in one of the most sought-after areas of Protaras, just a short stroll from the crystal-clear waters of the beach and moments away from the upcoming Protaras Marina, restaurants, shops, and all essential amenities.

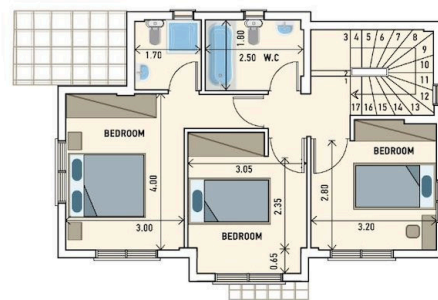
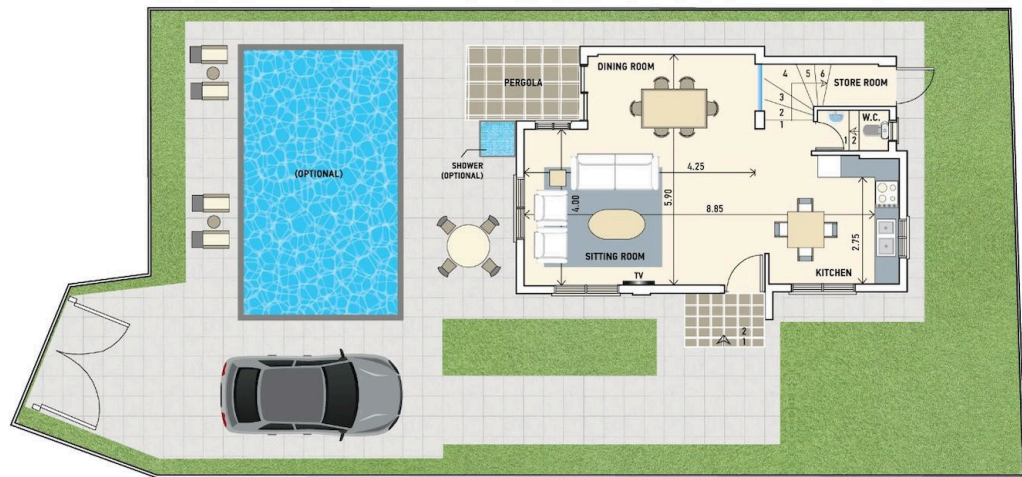
Set within a gated complex offering privacy, security, and tranquility, this villa is an exceptional opportunity for both permanent living or investment with high rental potential in one of Cyprus' top tourist destinations.

? Property Highlights:

- 3 Spacious Bedrooms
- 2 Modern Bathrooms
- Internal Area: 116 m<sup>2</sup>
- Plot Size: 251 m<sup>2</sup>
- Private Swimming Pool
- Luxury Finishes & Specifications
- Fully Gated Private Complex
- High Energy Efficiency – Built 2025
- Bright & Functional Layout
- Large Outdoor Space & Garden



## VILLAS 8, 9, 10 TYPE D



# Additional information

## Facilities

Aircondition, Split system

Pool, Private

Heating, Split system

Storage

Parking, Covered

## Features

Balcony

CCTV (provision)

Connected to electric mains

Easy access to main roads

High ceilings

Modern design

Parquet flooring

Tile flooring

Breakfast bar

Ceiling fans

Distressed property

En suite bathroom

Investment opportunity

Near amenities

Quiet area

Veranda

Bright

Ceramic tiles

Door screen

Guest WC

Luxury specifications

Near bus route

Rental potential

Walking distance to beach

## Distances

Amenities

 200 m

Airport

 40 km

Sea

 400 m

Public transport

 200 m

Schools

 4 km


Resort

 1 km

## Contact us



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