



#11447

? Modern 3-Bedroom Villa with Private Pool | Walking Distance to the Sea – Protaras (11447)

📍 Protaras, Famagusta





€480,000





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 145 m ²	
Type		Detached Villa		Title deed	
Toilets		3		No	
Plot		340 m ²		Furnished	
Status		Completed		Unfurnished	
Year of construction		2025		Structure	
				Concrete	
				Facade	
				Concrete	
				Energy efficiency rating	
				 A+	

Description

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This brand-new 3-bedroom villa is part of an exclusive modern seaside development in the heart of Protaras, just a short walk from the beach. Designed for comfort, style, and functionality, this property combines elegant architecture with top-quality materials and finishes, making it ideal for both permanent residence or holiday home.

Key Features:

? 3 Bedrooms | ? 2 Bathrooms + 1 Guest WC

? All Electrical Appliances Included

? Plot Size: 340 m² | Covered Area: 145 m²

???? Private Swimming Pool (3m x 8m)

? Granite Kitchen Worktops & High-Quality Sanitary Fixtures

? Double-Glazed Aluminium Windows with Thermal Insulation

?? Full Air Conditioning in All Rooms | Energy Efficiency: A



Additional information

Facilities

Aircondition, Provision

Pool, Private

Heating, Provision

Storage

Parking, Covered

Features

Bright	CCTV (provision)	Ceiling fans
Ceramic tiles	City view	Concierge
Corner	Distressed property	Easy access to highway
Easy access to main roads	Elevated	En suite shower
Entrance gate	Garden	Garden, large
Guest WC	Heart of city center	High ceilings
Investment opportunity	Kitchen appliances	Luxury specifications
Modern design	Near amenities	Near bus route
Open plan	Pool view	Quiet area
Rental potential	Tile flooring	Veranda, back

Distances

Amenities

 200 m

Airport

 40 km

Sea

 1 km

Public transport

 100 m

Schools

 3 km


Resort

 2 km

Contact us



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