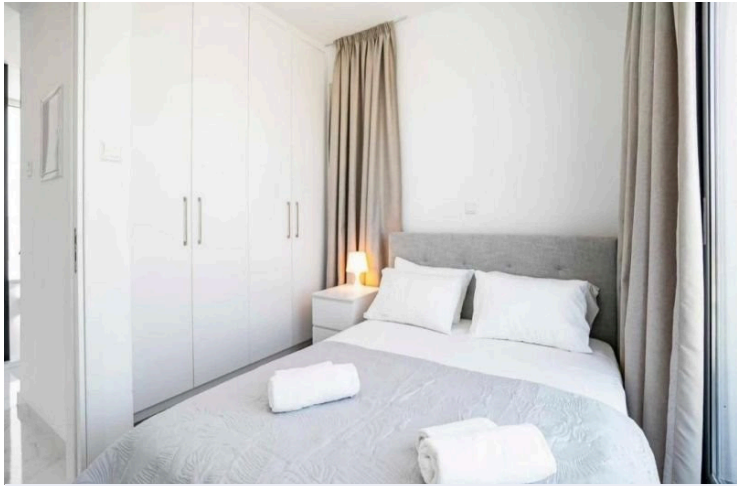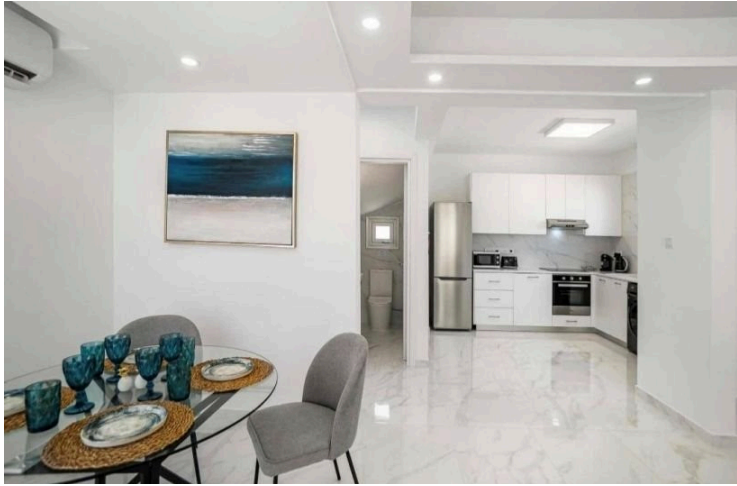**#12324**

? Luxury 3-Bedroom Detached Villa in Protaras – Walking Distance to the Beach | Private Pool & Investment Opportunity (12324)

📍 Agia Triada, Famagusta

€453,000 +VAT

LEXTRUS

Overview

Specifications

Bedrooms	Bathrooms	Covered
🛏 3	2	⟦ ⟧ 117 m^2

Type	**Detached Villa**	Year of construction	**2025**
Toilets	**3**	Furnished	**Unfurnished**
Plot	**205 m^2**	Structure	**Concrete**
Status	**Key ready**	Energy efficiency rating	**A+**

Description

? Luxury 3-Bedroom Detached Villa in Protaras – Walking Distance to the Beach | Private Pool & Investment Opportunity (12324)
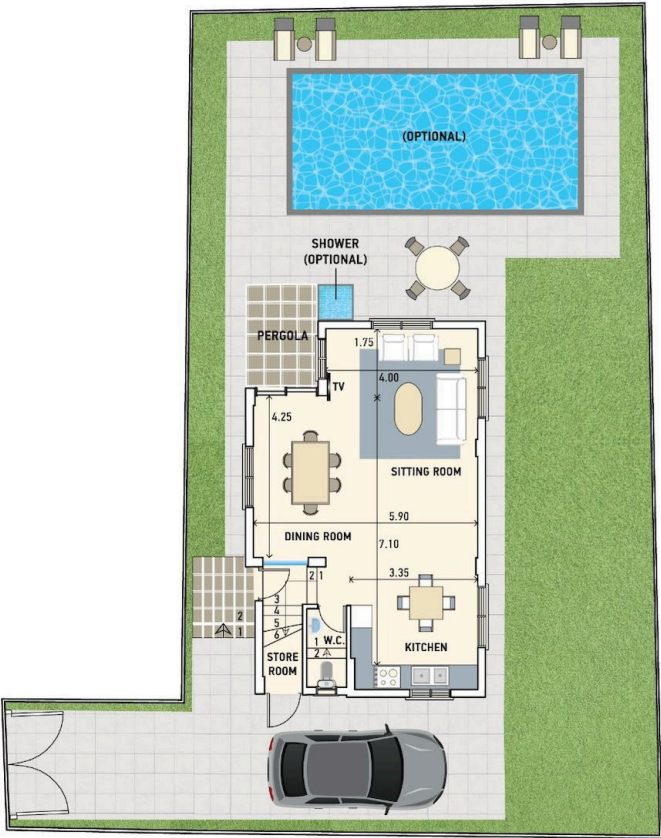
Description:
Introducing a brand-new luxury detached villa located in one of the most sought-after areas of Protaras, just a short stroll from the crystal-clear waters of the beach and moments away from the upcoming Protaras Marina, restaurants, shops, and all essential amenities.

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.
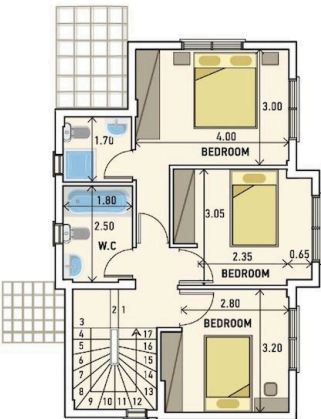
? Property Highlights:
• 3 Spacious Bedrooms
• 2 Modern Bathrooms
• Internal Area: 105 m^2
• Plot Size: 205 m^2
• Private Swimming Pool
• Luxury Finishes & Specifications
• Fully Gated Private Complex
• High Energy Efficiency – Built 2025
• Bright & Functional Layout
• Large Outdoor Space & Garden
• Quiet Residential Area

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Floor plans

VILLA 7

TYPE C

SHOWER
(OPTIONAL)

PERGOLA

TV

1.75

4.00

4.25

SITTING ROOM

5.90

7.10

DINING ROOM

3.35

STORE
ROOM

W.C.

KITCHEN

(OPTIONAL)

BEDROOM

3.00

4.00

1.70

1.80

2.50

W.C

3.05

2.35

0.65

BEDROOM

2.80

BEDROOM

3.20

LEXTRUS

Additional information

Facilities

Aircondition, Split system

Heating, Split system

Parking, Covered

Pool, Private

Storage

Features

Balcony	Breakfast bar	Bright
CCTV (provision)	Ceiling fans	Ceramic tiles
Connected to electric mains	Distressed property	Door screen
Easy access to main roads	En suite bathroom	Guest WC
High ceilings	Investment opportunity	Luxury specifications
Modern design	Near amenities	Near bus route
Parquet flooring	Quiet area	Rental potential
Tile flooring	Veranda	Walking distance to beach

Distances

Amenities	Airport	Sea
200 m	40 km	400 m

Public transport	Schools	Resort
200 m	4 km	1 km

Contact us

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