



#16109

Modern 3-Bedroom Villa with Sea View in Protaras (16109)

📍 Protaras, Famagusta




€550,000 +VAT





Overview

Specifications

Bedrooms	Bathrooms	Covered	
 3	 2	 110 m ²	
Type	Detached Villa	Status	Key ready
Plot	263 m ²	Structure	Concrete
Roof garden	67 m ²		

Description

? Modern 3-Bedroom Villa with Sea View in Protaras

? Price: €550,000 + VAT

This beautiful new 3-bedroom detached villa is located in the highly desirable Protaras area of Famagusta, offering a perfect blend of contemporary design, high-end specifications, and relaxed coastal living. Ideal as a holiday home, permanent residence, or investment property.

The villa offers 110 m² of internal covered space on a 263 m² plot, thoughtfully designed to maximise comfort and functionality. It features three well-proportioned bedrooms and two modern bathrooms, finished with premium materials throughout.

A standout feature of this property is the private swimming pool with a skimmer system, complemented by covered parking and a 67 m² roof garden accessible from the first floor—perfect for entertaining, relaxing, or enjoying the sea views and Mediterranean sunsets.

The villa has been constructed to the highest standards, with anti-earthquake reinforced concrete structure, excellent thermal insulation, and energy-efficient double-glazed windows and doors. Interior finishes include luxury ceramic tiles, a granite kitchen worktop, Italian kitchen cabinets, and high-quality sanitary. Italian internal doors and fitted wardrobes with soft-closing hinges complete the refined interior.

The home comes with full installation of air-conditioning units in all reception areas and bedrooms, ensuring year-round comfort.



Additional information

Facilities

Aircondition, Split system

Parking, Covered

Pool, Private

Features

Double glazing

Easy access to highway

Easy access to main roads

Fitted wardrobes

Near amenities

Roof garden

Sea view

Thermal insulation

Veranda

Veranda, large

Distances

Airport



63 km

Contact us



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