

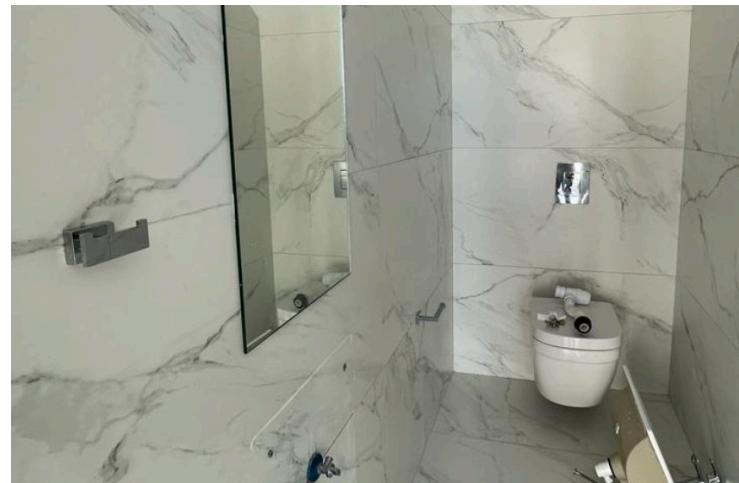
#16109

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

📍 Protaras, Famagusta

€550,000 +VAT





# Overview

## Specifications

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

## 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 m<sup>2</sup> of internal covered space on a 263 m<sup>2</sup> 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 m<sup>2</sup> 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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