



#7181

# Amazing Investment Opportunity : Luxurious Living in the Heart of Protaras 5 Villas For Sale (7181)

📍 Protaras, Famagusta





€1,200,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 5		 4		 303 m <sup>2</sup>	
Type		Detached Villa			
Toilets		4			
Plot		779 m <sup>2</sup>			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Amazing Investment Opportunity : Luxurious Living in the Heart of Protaras 1 Villa For Sale (7181)

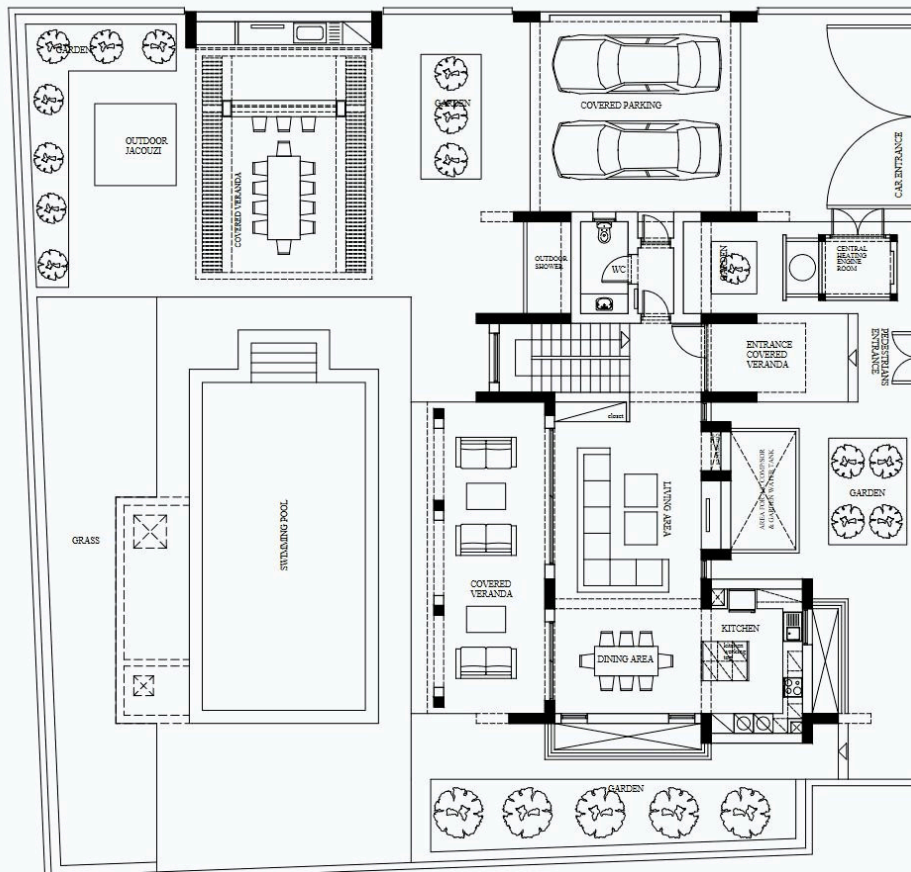
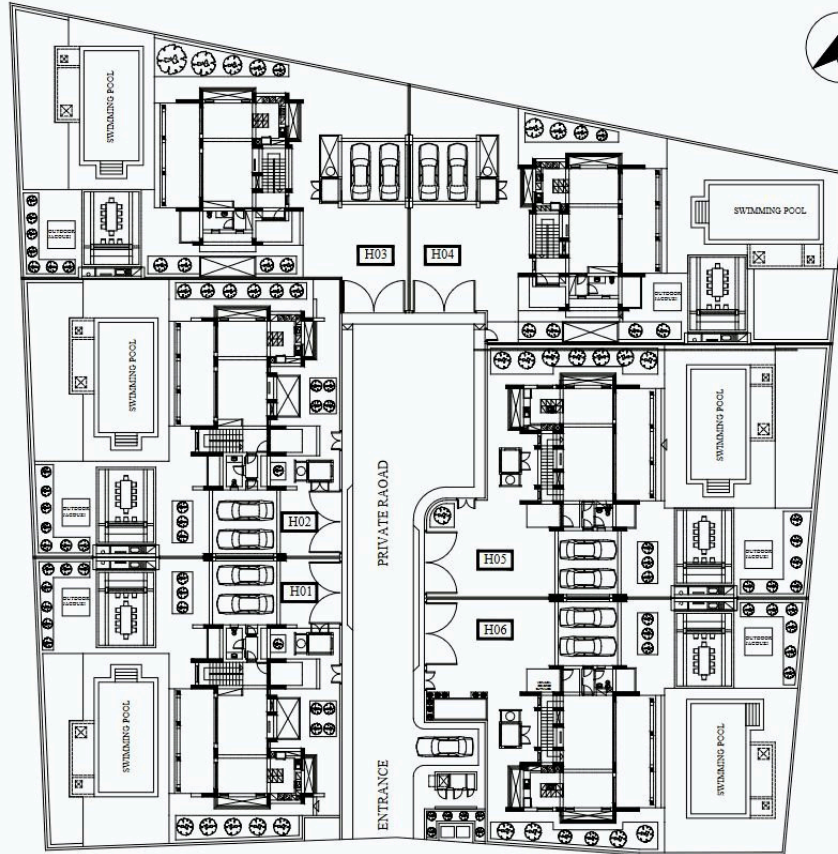
- Plot Area: 779.90 m<sup>2</sup>
- Basement Construction Area: 99.60 m<sup>2</sup>
- Ground Floor Construction Area: 96.69 m<sup>2</sup>
- Covered Parking: 37.38 m<sup>2</sup>
- Ground Floor Covered Veranda: 40.74 m<sup>2</sup>
- Kiosk Covered Area: 44.67 m<sup>2</sup>
- Engine Room Covered Area: 4.80 m<sup>2</sup>
- Ground Floor Total Construction Area: 101.49 m<sup>2</sup>
- Ground Floor Total Covered Area: 224.28 m<sup>2</sup>
- Ground Floor Uncovered Veranda: 8.66 m<sup>2</sup>
- First Floor Construction Area: 102.66 m<sup>2</sup>
- First Floor Covered Veranda: 9.50 m<sup>2</sup>
- First Floor Total Covered Area: 112.16 m<sup>2</sup>
- First Floor Uncovered Veranda: 24.70 m<sup>2</sup>
- Total Construction Area: 303.75 m<sup>2</sup>
- Total Covered Area: 436.04 m<sup>2</sup>

Discover the epitome of luxury , exquisite villa nestled in the serene Protaras area of Paralimni. Villa spans three floors and is meticulously designed to offer an unparalleled living experience.

With five spacious bedrooms, four modern bathrooms, a state-of-the-art kitchen, and elegant sitting and dining areas,



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar photovoltaic panels  
(provision)

Gated complex

Parking, Covered

Solar water heater

Heating, Provision

Pool, Private

Storage

## Features

Balcony

Bright

Easy access to main roads

Entrance gate, automated

Garden, large

Internal stairs

Modern design

Pressurized water system

Shower

Thermal insulation

Walking distance to beach

Barbeque

Double glazing

En suite shower

Fitted wardrobes

Granite countertops

Investment opportunity

Open plan

Quiet area

Sound insulation

Veranda

Bath

Easy access to highway

Entrance gate

Garden

Guest WC

Luxury specifications

Openings in opposite sides

Rental potential

Spacious rooms

Veranda, large

## Distances

Airport



60 km

Sea



150 m

Resort



700 m

## Contact us



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