

SAINT
NICHOLAS
Villas





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PROTARAS

Protaras-Paralimni is situated on the southeastern fringe of Cyprus and has the blessing of the first sunrise in Europe. Paralimni, the main town, combines the advantages of a traditional village with the conveniences of a contemporary town and there is an air of timelessness in the town center.

Protaras, the tourist area, extends along the eastern coast of Paralimni and stretches for 10 km from the district of “Kapparis” to the location of “Konnos”. Hundreds of windmills grant its landscape a quaint, tranquil beauty. Fantastic beaches with crystal clear waters are found along this coast, most of them accredited with the prestigious Blue Flag status.

Fig Tree Bay is the most precious gem on this coastal tiara and is named after the solidary fig tree that has been planted here by eastern invaders in the 17th century. On the headland of the bay one can see the recently revealed, glass-covered Hellenistic tombs. The selection of watersports abounds at these beaches, ranging from skiing and paragliding to snorkeling and scuba diving and the boats wait on the piers to take you for unforgettable trips.

The lengthy seaside promenade is perfect for a sunset stroll or a leisurely bicycle ride offering at the same time the visitor the opportunity to explore further the area. Visit the harbors of Agia Triada and the picturesque Agios Nicolaos. Take a nature trail or one of the cycling paths and enjoy seamless views of the sea. Along them you'll discover rare species of flora and fauna and little chapels will greet you betraying the orthodox faith of the place like Agioi Saranta which is set in a mountain cave and Agios Ioannis a little chapel hidden in a valley. The ascend of the 153-steps uphill leading to the chapel of Profitis Elias will definitely reward you with breathtaking views of Protaras.

Hotels, self-catering apartments, a wide range of restaurants, taverns, pubs and clubs are here to cater for the needs of even the most demanding tourist. Therefore, whether you choose to simply soak up the sun, explore the underwater world or wonder in the quaint streets of Paralimni while shopping; visit the byzantine church of Ayia Anna and the Traditional House or enjoy yourself in a club, once you are in Protaras-Paralimni a world of choices awaits you!



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PERNERA, PROTARAS

The Saint Nicholas Villas project is located in the popular area of Pernera, between Kapparis and the centre of the tourist resort of Protaras. Situated in a central point of Pernera, the Saint Nicholas Villas project, offers direct access to all areas of Protaras and the award-winning blue flag beaches of the area. It is also just a few minutes away from Paralimni town centre, where the shopping centre and all public services of the Famagusta District are located.

Saint Nicholas Villas consists of 21, 3 and 4 bedroom residences, which stand out for their high aesthetics and design. Structured in a way to offer privacy, each residence has a private swimming pool, garden, parking space and a roof garden overlooking the magical sunsets of Protaras. Arranged so that the interior space is seamlessly connected with the exterior, creating an integrated whole, the residences offer their residents the opportunity to enjoy all the spaces, every season of the year. The interior of each residence is designed with attention to detail and meets the latest design trends. The minimalist interiors combined with the natural materials and earthy tones, create a setting of tranquility, perfectly in harmony with the Protaras area.

THE INVESTMENT

Prices from **€495.000 + VAT**

BEDROOMS: 3 - 4

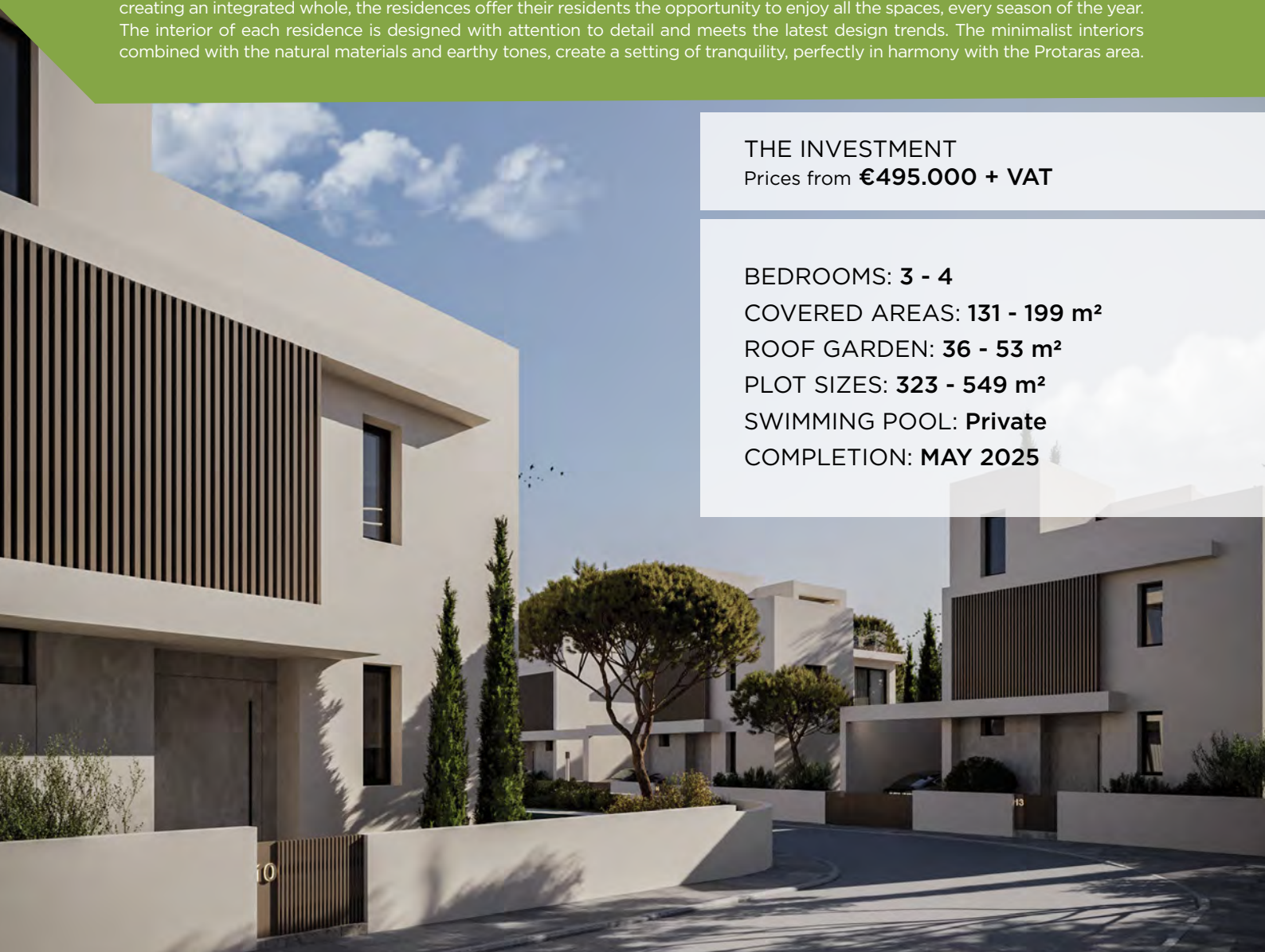
COVERED AREAS: 131 - 199 m²

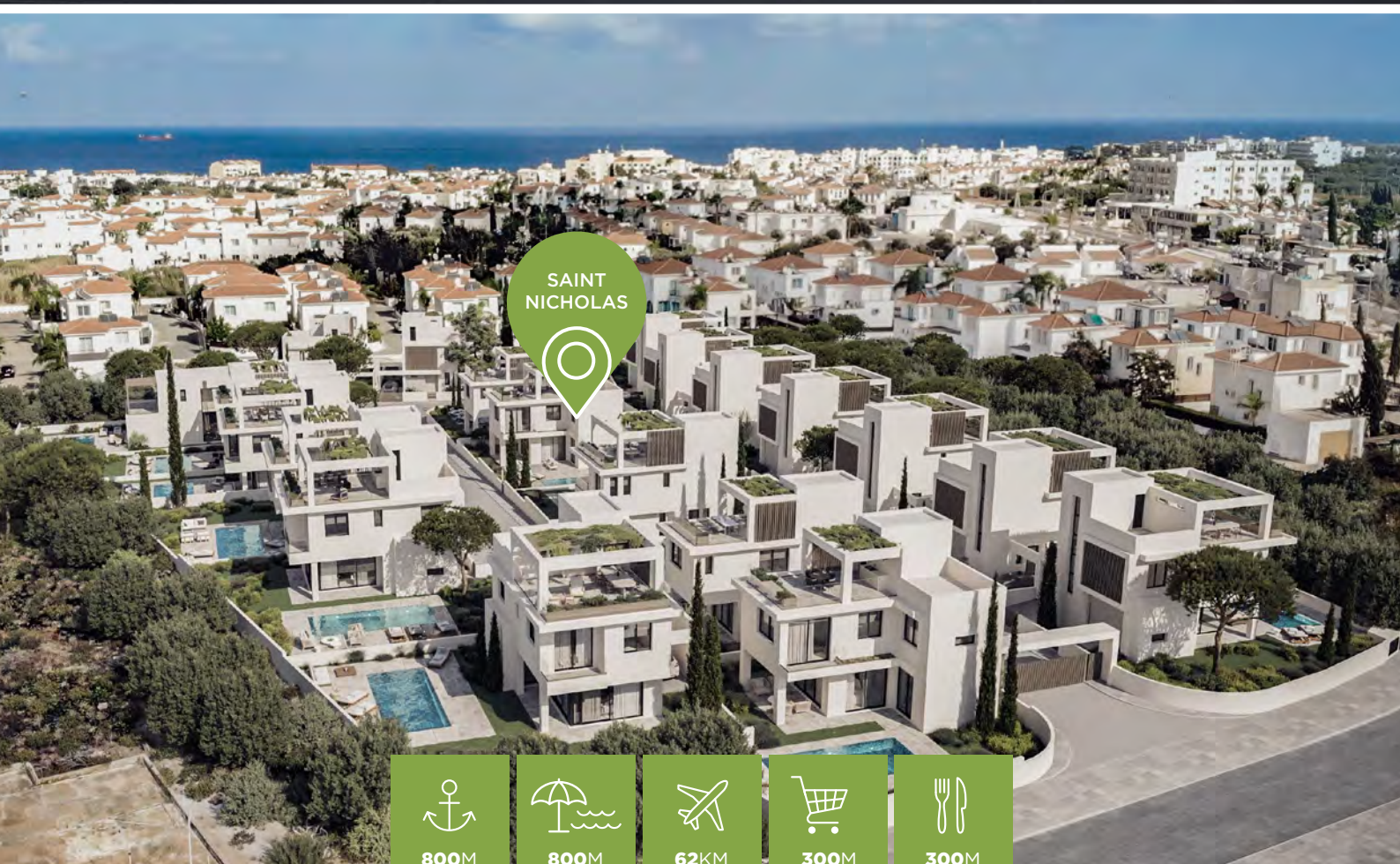
ROOF GARDEN: 36 - 53 m²

PLOT SIZES: 323 - 549 m²

SWIMMING POOL: Private

COMPLETION: MAY 2025





800M



800M



62KM



300M



300M







19

20

21

12

11

10

9

8

5

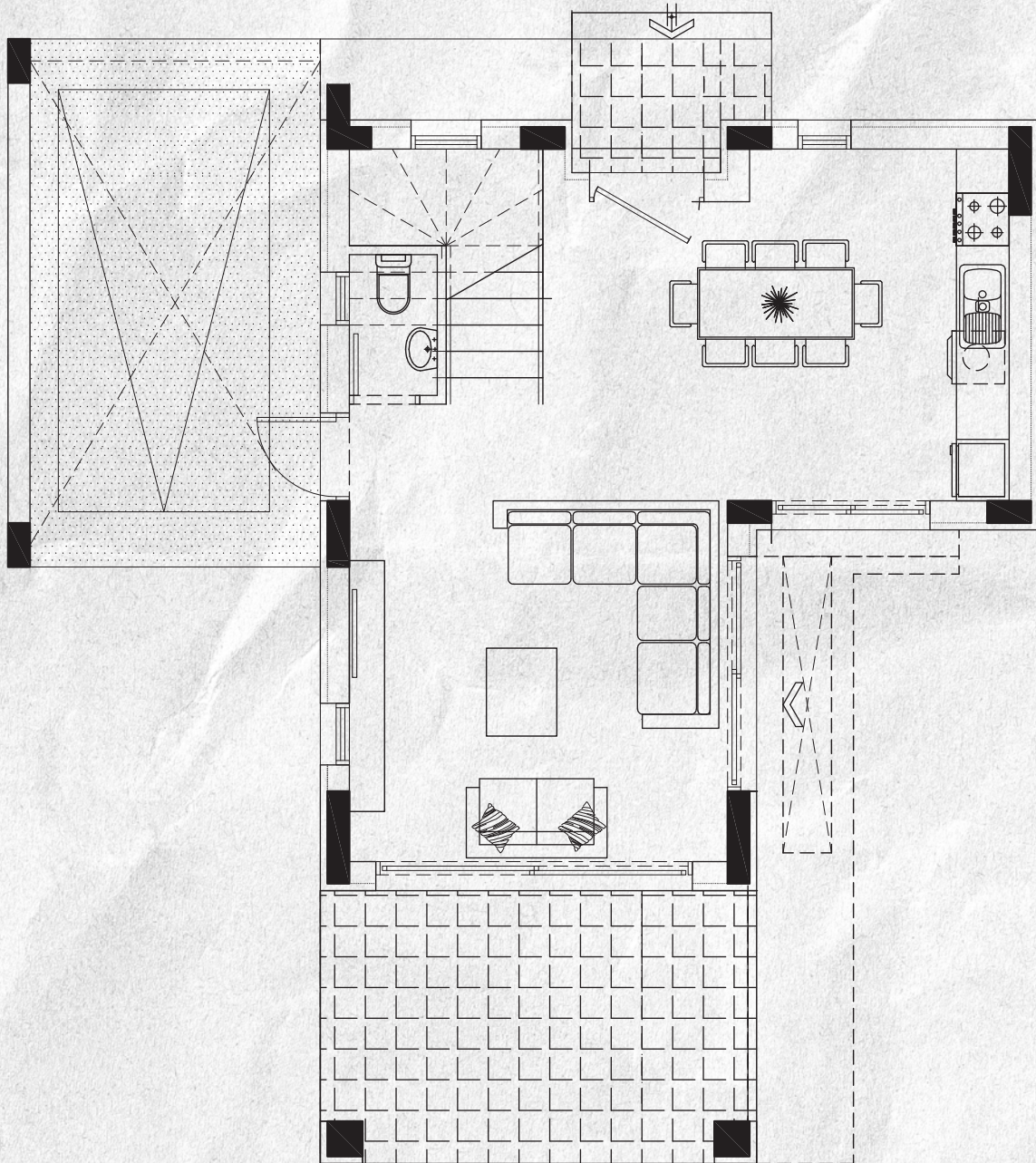
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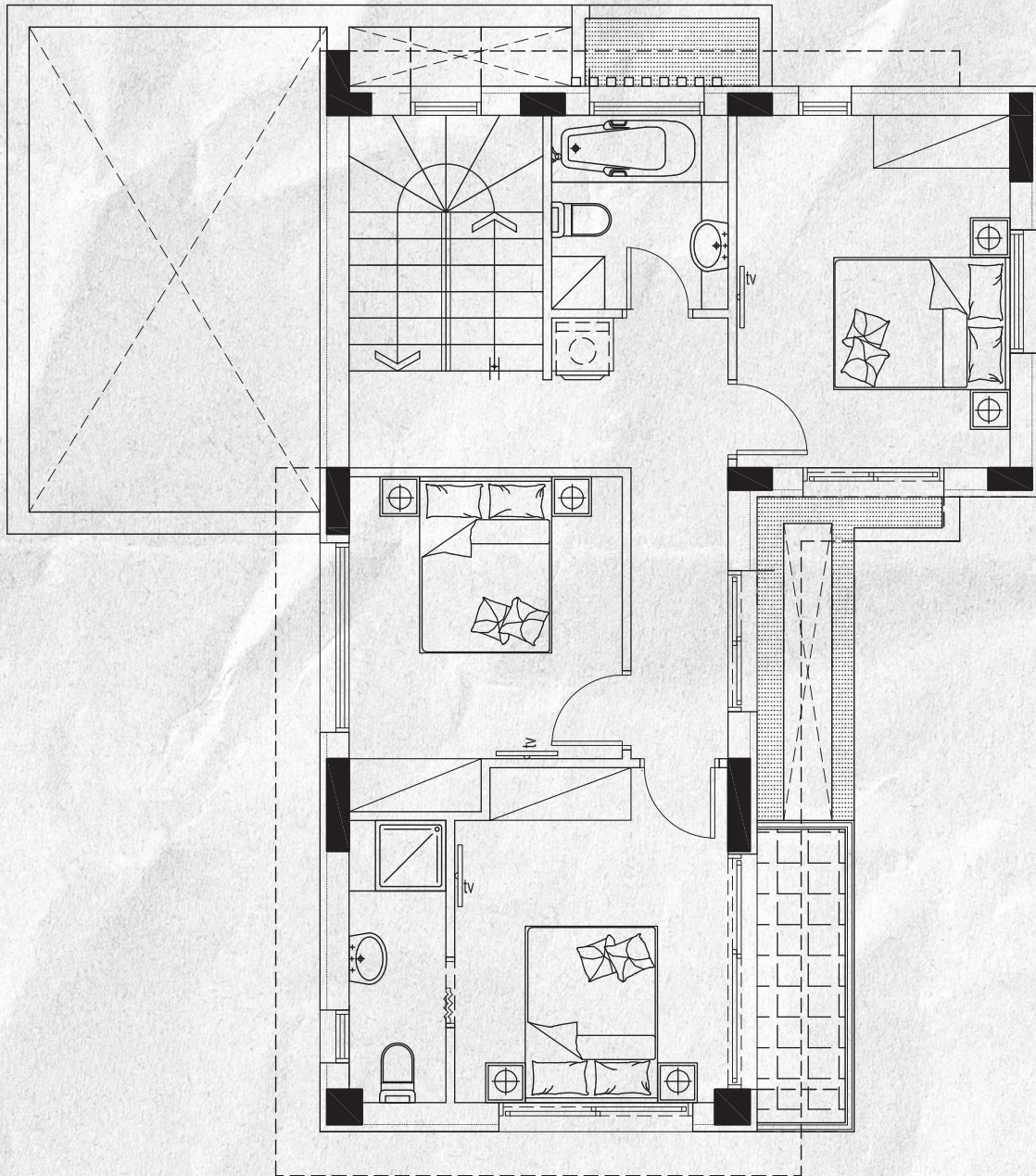


TYPE A



GROUND FLOOR

TYPE A



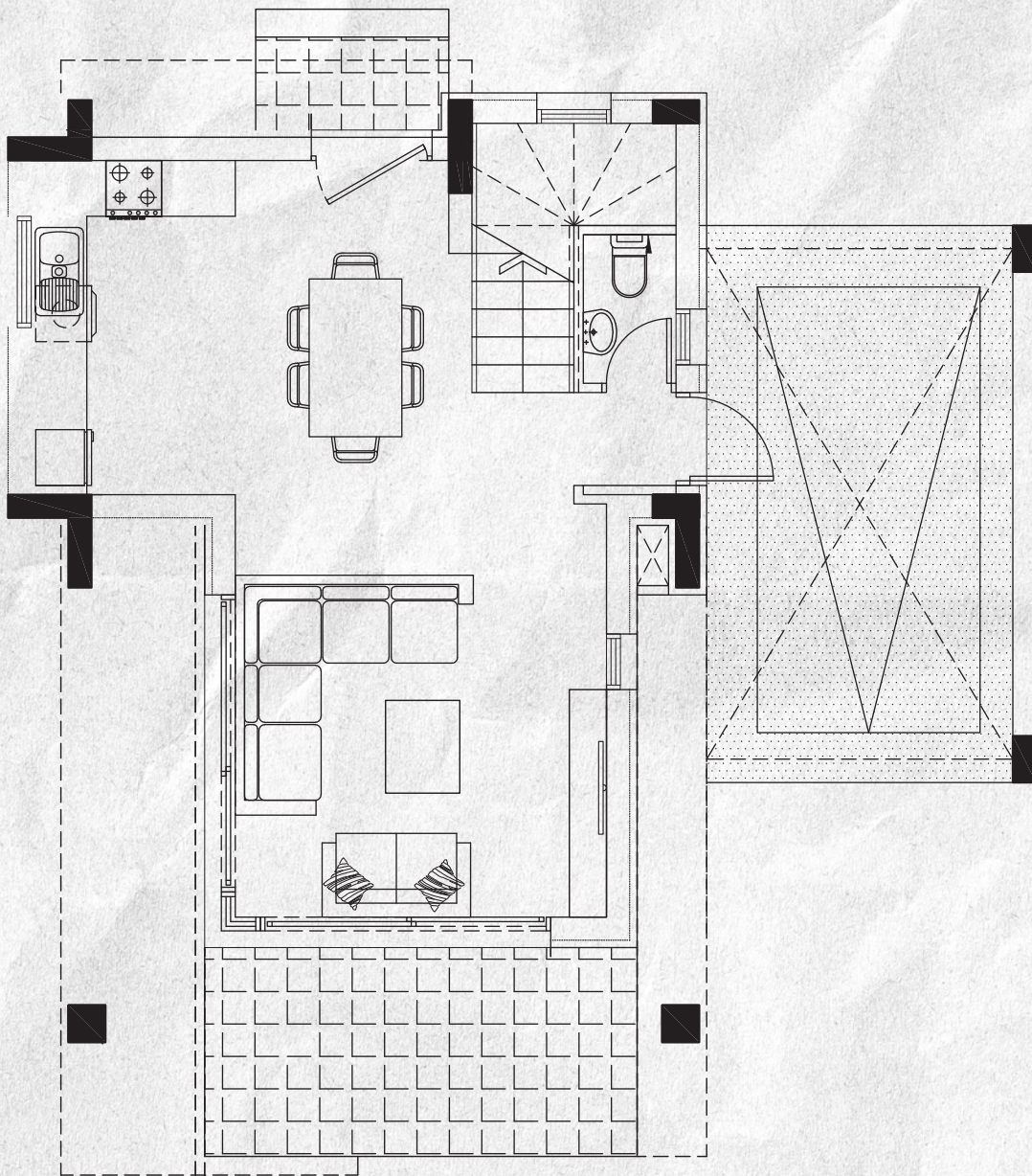
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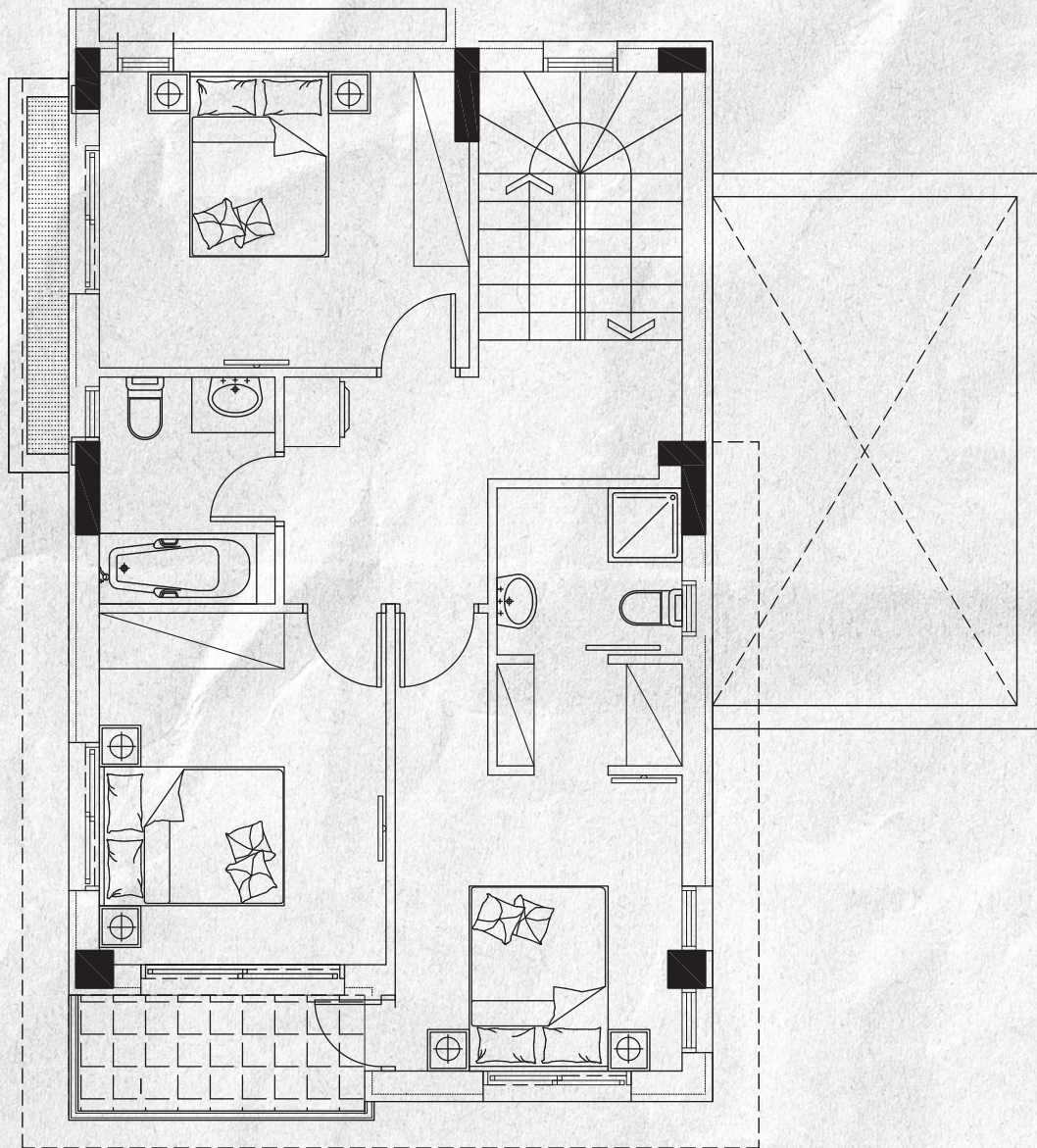


TYPE B



GROUND FLOOR

TYPE **B**



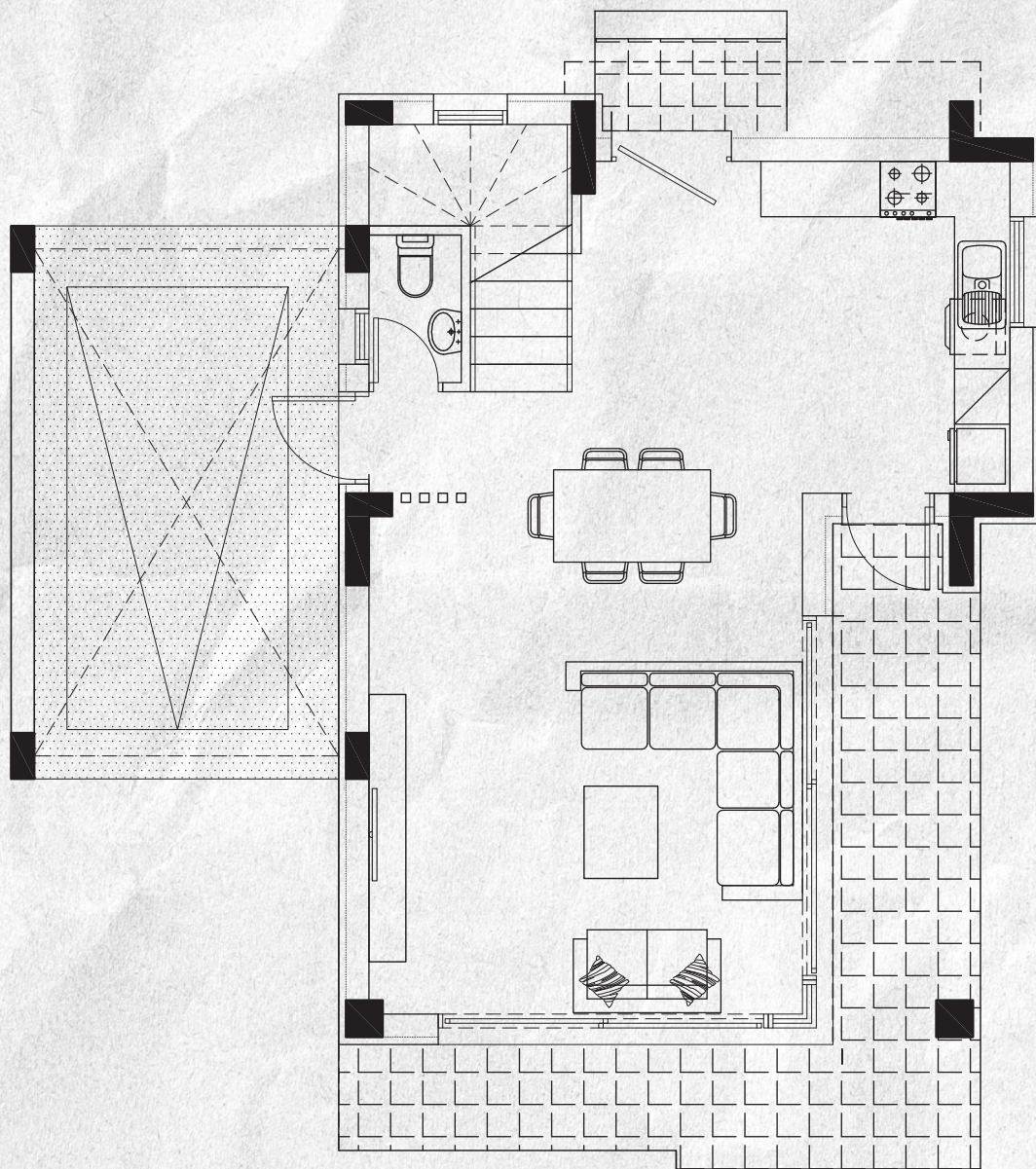
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TYPE C

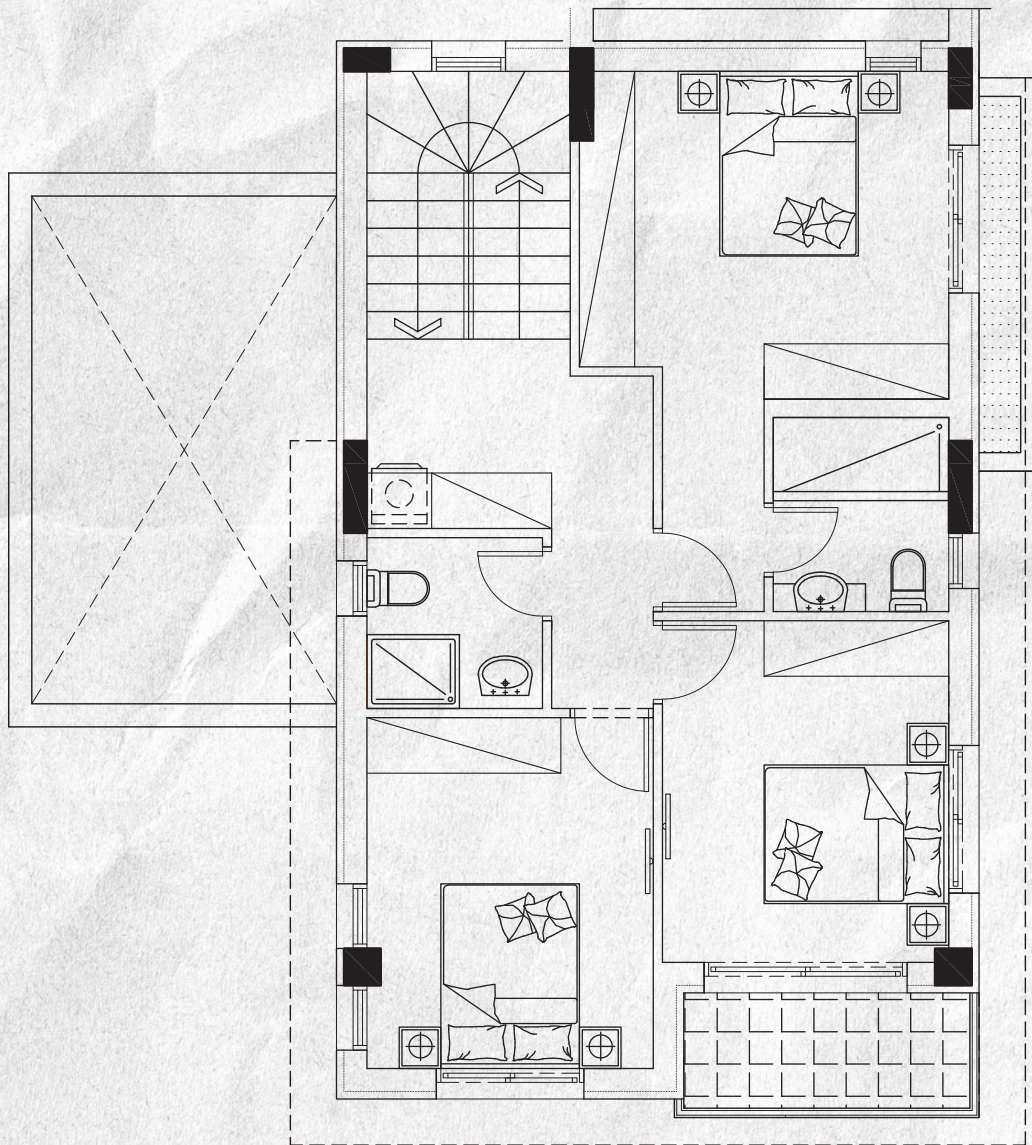


TYPE C



GROUND FLOOR

TYPE C



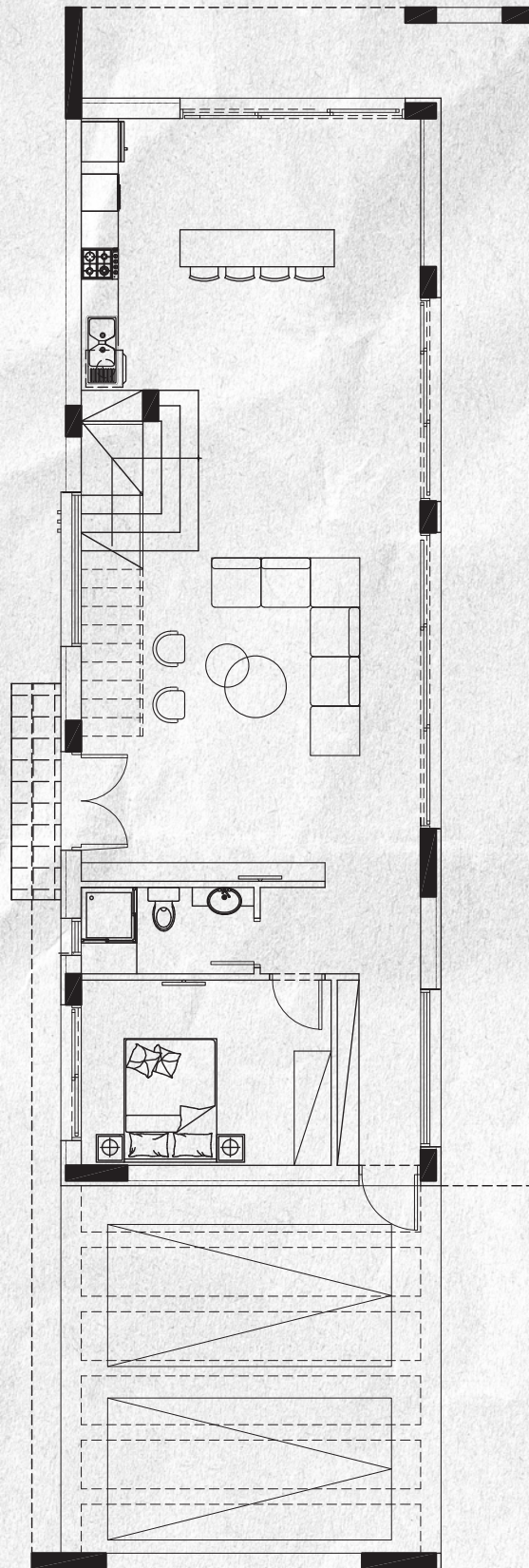
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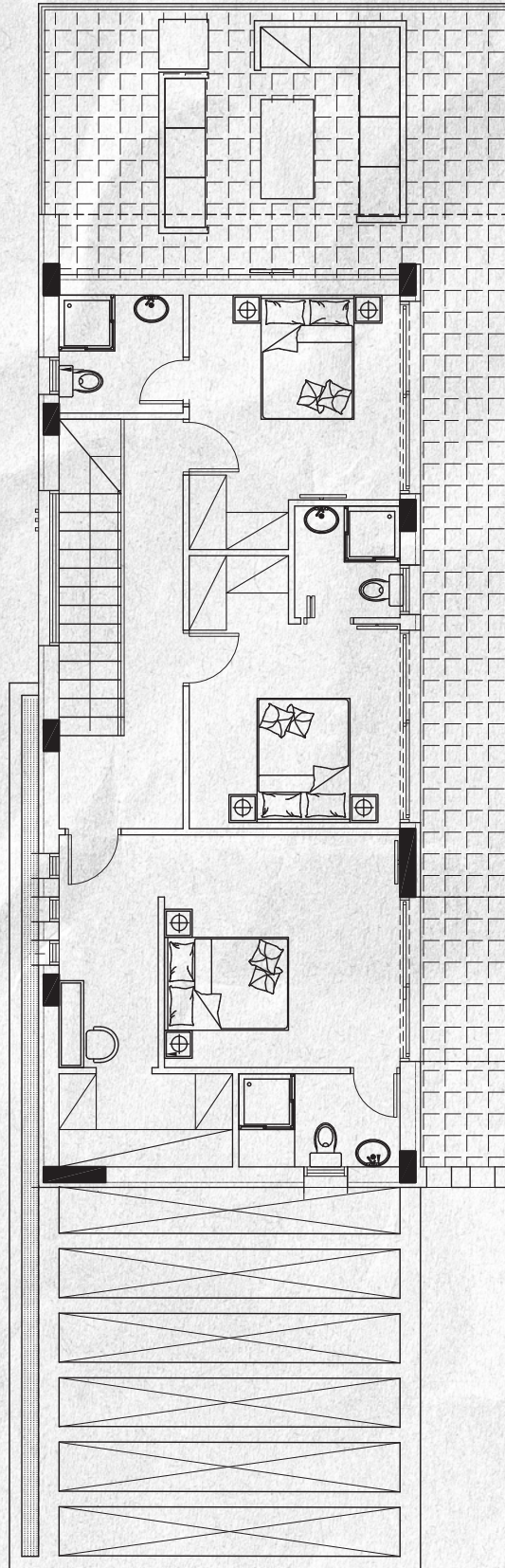


TYPE D



GROUND FLOOR

TYPE D



FIRST FLOOR









GIOVANI
HOMES

HEAD OFFICE

170, 1st April Avenue, 5280 Paralimni, Cyprus

T +357 23833780, **Freephone** 800 300 03, **E** sales@giovani.com.cy

www.giovani.com.cy