

apanEma  
villas

## The Location

The delightful cosmopolitan resort of Protaras has become a European holiday hot-spot in recent years. Stretching from the high cliffs of Cape Greco to the hidden sandy coves of Kapparis, Protaras has everything to offer to holidaymakers of all ages.

**Whether you require for sun-filled days at the beach or long warm evenings enjoying Cypriot cuisine at one of the many restaurants, this East coast jewel promises to keep you returning again and again.**

Along with steadily gaining popularity as a holiday resort, Protaras has also become an ideal location for investors, as prices continue to rise and rental properties are in high demand.

With recent confirmation of a Marina and the future construction of a golf-course in the area, Protaras is set to continue as one of the most sought-after property locations in Cyprus.

Its close proximity to the town of Paralimni also makes Protaras an ideal destination for a quieter winter-sun break as local shops and restaurants remain open all year round.

# The Project



The charming, secluded coastal area of Ayia Triada is currently one of the most popular residential areas in Protaras. Sandy beaches set between unspoilt coastal paths are the main attraction of this evolving stretch of coastline, which is nestled between the resorts of Kapparis and Protaras. Its close proximity to the both the sea and the resort amenities has made Ayia Triada a much sought-after setting for property investors.

Apanema Villas is a small, carefully designed development of seven, 3 and 4 bedroom detached villas, which will be situated in a prime position in Ayia Triada. A main feature of Apanema Villas is that the complex is only 500 metres from the coastline and enjoys scenic views of the Mediterranean turquoise waters.

The sandy crescent beach of Ayia Triada, framed by its historical church and pretty fishing harbour, is a short 8 minute walk away and local tavernas, restaurants and bars are within walking distance from the development. The main town of Paralimni is also close at hand which makes Ayia Triada a perfect setting for permanent or holiday residence.

Apart from its excellent location, the properties of Apanema Villas offer many advantages, which are expressed in the architectural and design characteristics of each villa. Comfort, quality, space and style have been thoughtfully considered during the design process of each property and guarantee that it will stand out as a unique development in this area.

The design of the villas is stylish and modern, making them both distinctive and desirable. Each property is spacious internally with well planned living and dining areas. Externally generous verandahs and garden areas provide ample space for optional swimming pool. Each property will also benefit from covered parking leading to a basement utility area and a spacious roof terrace. Purchasers of the 4 bedroom properties will also have the luxury of an elevator within their property. The extensive choice of internal finishes offered to each purchaser will also enhance the attractiveness of the completed villas.

Apanema Villas is an ideal choice for those wishing to invest or reside in a stylish and carefully constructed property, which offers all the benefits of a contemporary residence. An excellent investment in an idyllic setting, make it the perfect choice for homebuyers who are looking for that special something.



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## Why Invest in Apānema Heights:

- 500m from the beach
- Excellent price growth
- High rental return
- Low deposit
- Strong local and overseas demand

## Reasons\* to buy a Giovani Home:

- Quality of build (international standards)
- Strong brand recognition
- After sales services:
  - Customer Services
  - Rental Services
  - Maintenance
  - Interior Design
- High Resale Marketability
- Superb Architectural Design

# SitePlan



# 3 Bedroom<sup>+</sup> Basement



# 3 Bedroom

Ground Floor



# 3 Bedroom<sup>+</sup> First Floor





# 4 Bedroom<sup>+</sup> Basement

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# 4 Bedroom<sup>+</sup>

Ground Floor



# 4 Bedroom<sup>+</sup>

First Floor

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## Project Features



- Entrance screen system



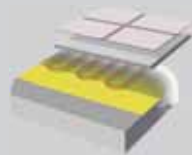
- Provision for A/C and central heating



- Security alarm



- Modern high-quality finishes throughout



- Central underfloor heating



- Fireplaces in selected properties

- Contemporary style properties
- Generous gardens areas on two levels
- Spacious private roof terraces
- Private covered parking
- Sea views
- Walking distance to beaches and tourist amenities

