



SAINT
NICHOLAS
Villas





In the words of Coco Chanel, "**Luxury must be comfortable, otherwise it is not luxury.**" Saint Nicholas Villas offers a unique and unparalleled living experience, with its stunning architecture, luxurious amenities, and prime location.

It's the perfect place to call home for those seeking a sophisticated and serene lifestyle amidst the breathtaking natural beauty of Cyprus.

THE PROJECT

A modern, multi-story villa complex with a swimming pool and outdoor seating. The architecture features white facades, large glass windows, and balconies with glass railings. The pool area is furnished with lounge chairs and a dining table. The sky is blue with some clouds and birds flying. A green banner is overlaid on the right side of the image.

SAINT
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WHY SAINT NICHOLAS

Saint Nicholas Villas comprises 21 luxurious residences, ranging from 3 to 4 bedrooms, each boasting a unique design and aesthetic appeal. Each villa is thoughtfully constructed to offer maximum privacy and comfort, featuring a private swimming pool, garden, parking space, and a stunning roof garden that overlooks the magical sunsets of Protaras. The interiors of the villas are seamlessly connected with the exterior, creating an integrated whole that allows residents to enjoy all the spaces throughout the year.

CHARACTERISTICS

Every aspect of the interior space has been designed with meticulous attention to detail, incorporating the latest design trends with minimalist interiors, natural materials, and earthy tones. This creates a tranquil setting that perfectly harmonizes with the serene beauty of the Protaras area, providing residents with a peaceful and relaxing retreat.

With its stunning architecture, luxurious amenities, and prime location, Saint Nicholas Villas offers a unique and unparalleled living experience. It's the perfect place to call home for those seeking a sophisticated and serene lifestyle amidst the breathtaking natural beauty of Cyprus.e.

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CHARACTERISTICS

THE
INVESTMENT



3 - 4



3 - 4

COVERED
AREAS



m²

144 - 199

ROOF
GARDEN



m²

36 - 47

PLOT
SIZES



m²

323 - 549



PRIVATE

COMPLETION

MAY 2025





ELEMENTS



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ARCHITECTURE PLANS

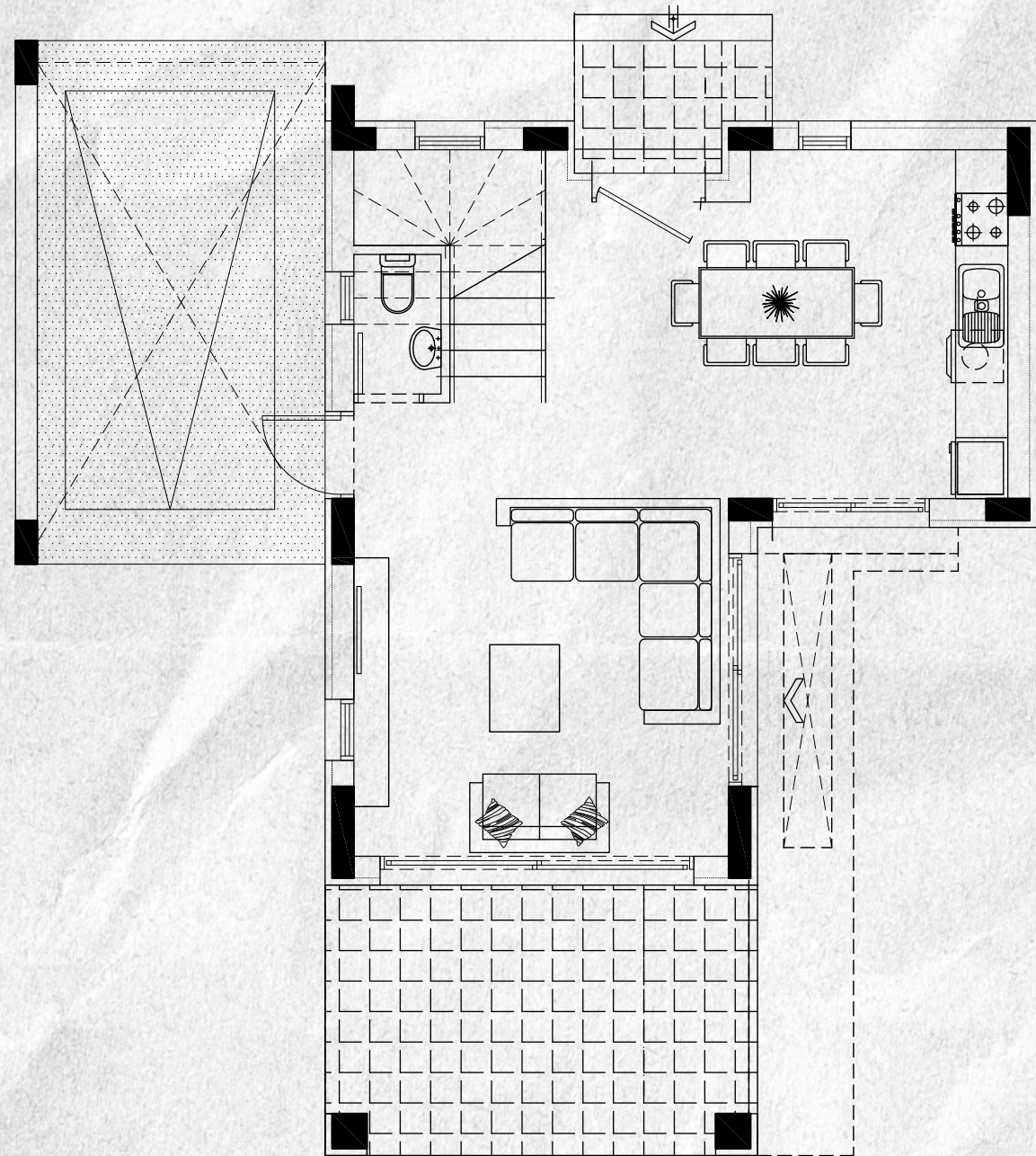


MASTERPLAN

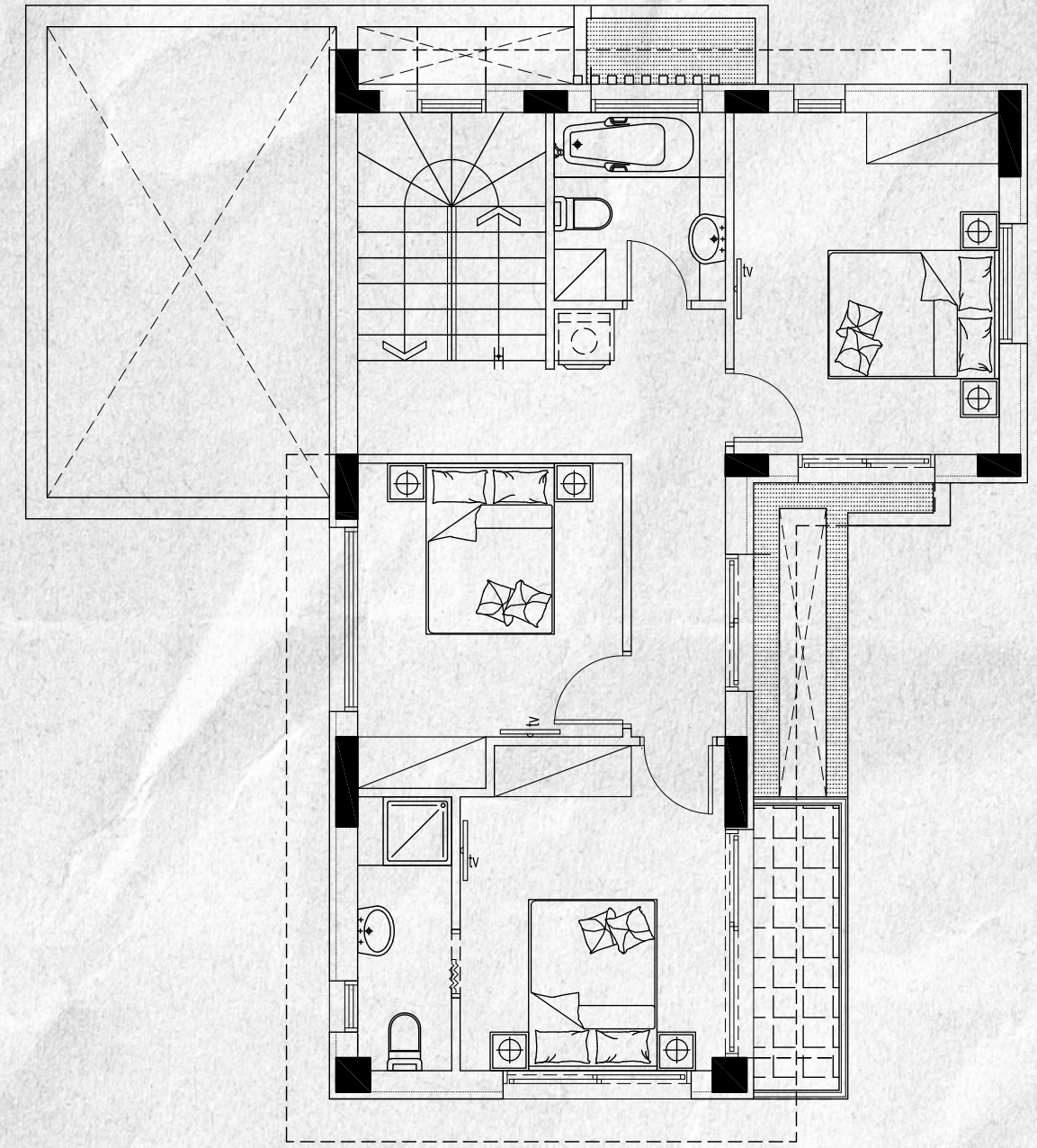
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/ PLANS - SAINT NICHOLAS VILLAS, GIOVANI HOMES

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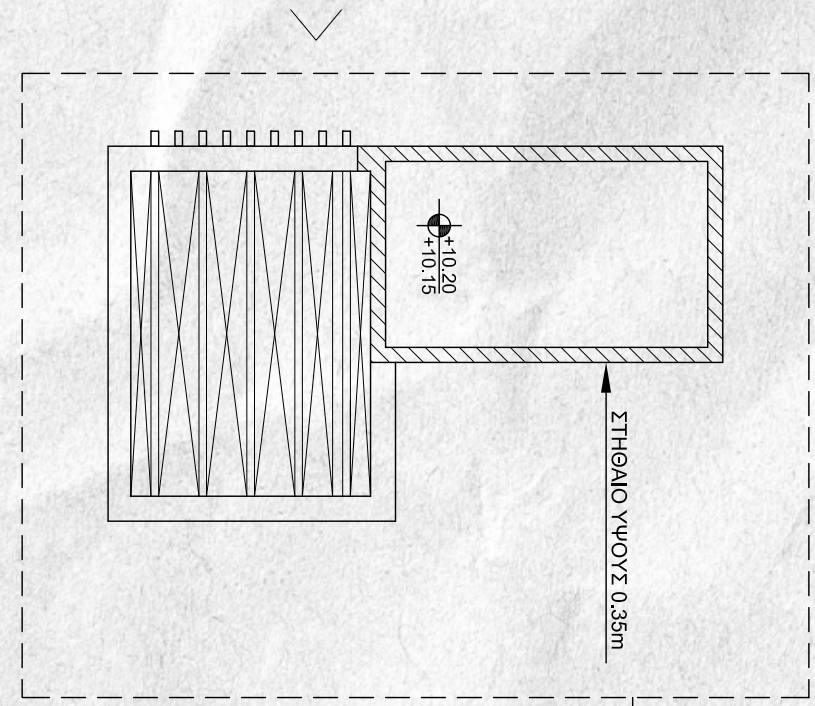
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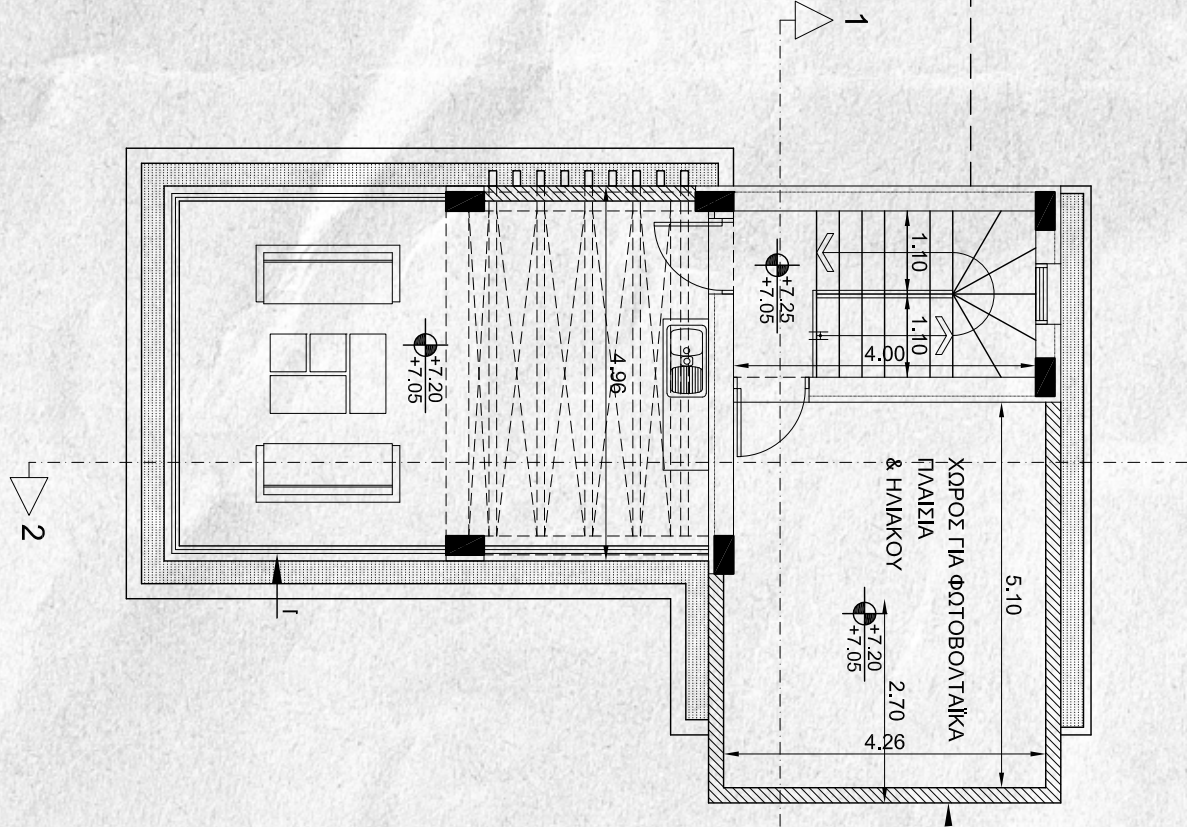
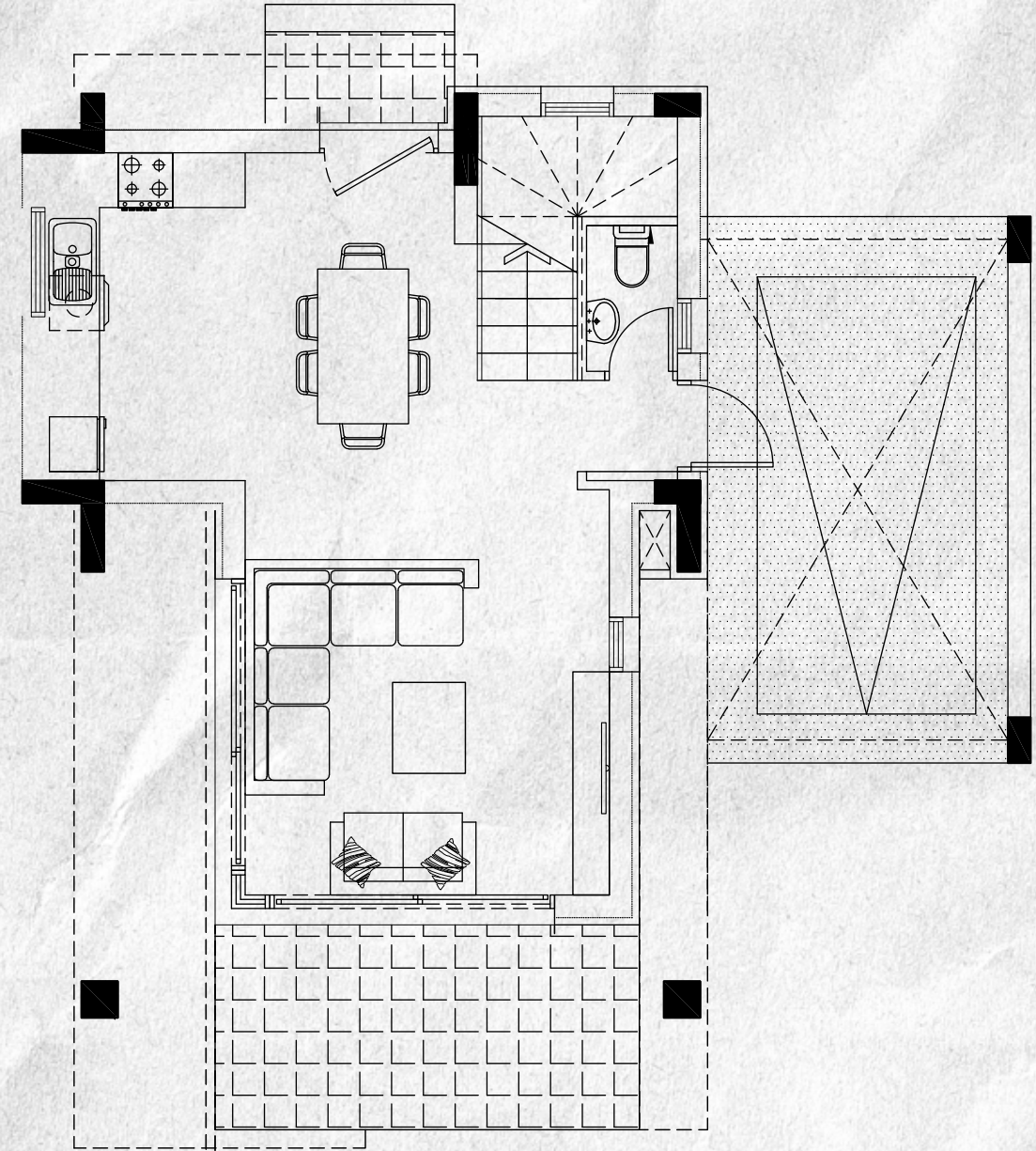
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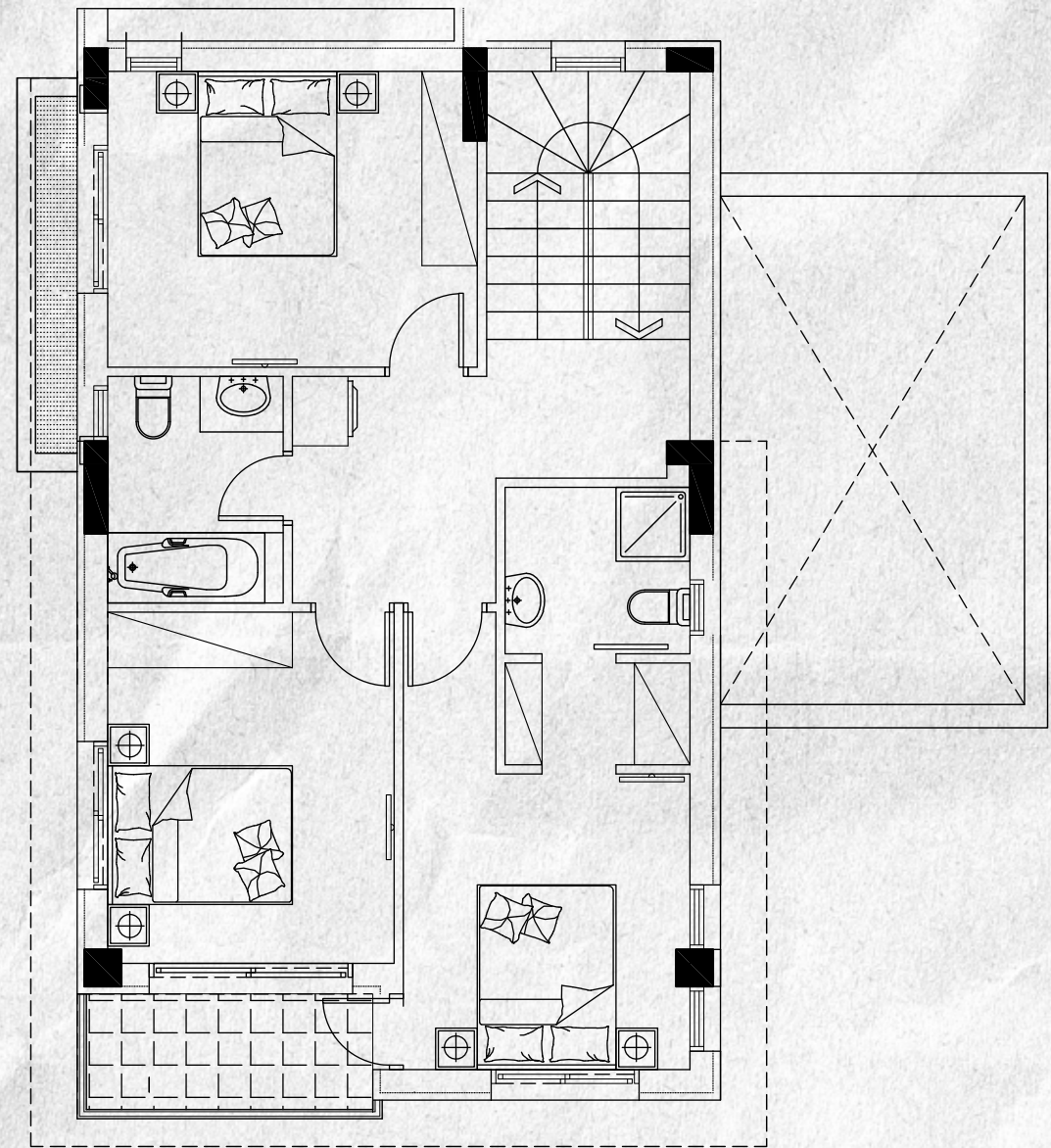
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ROOF
GARDEN

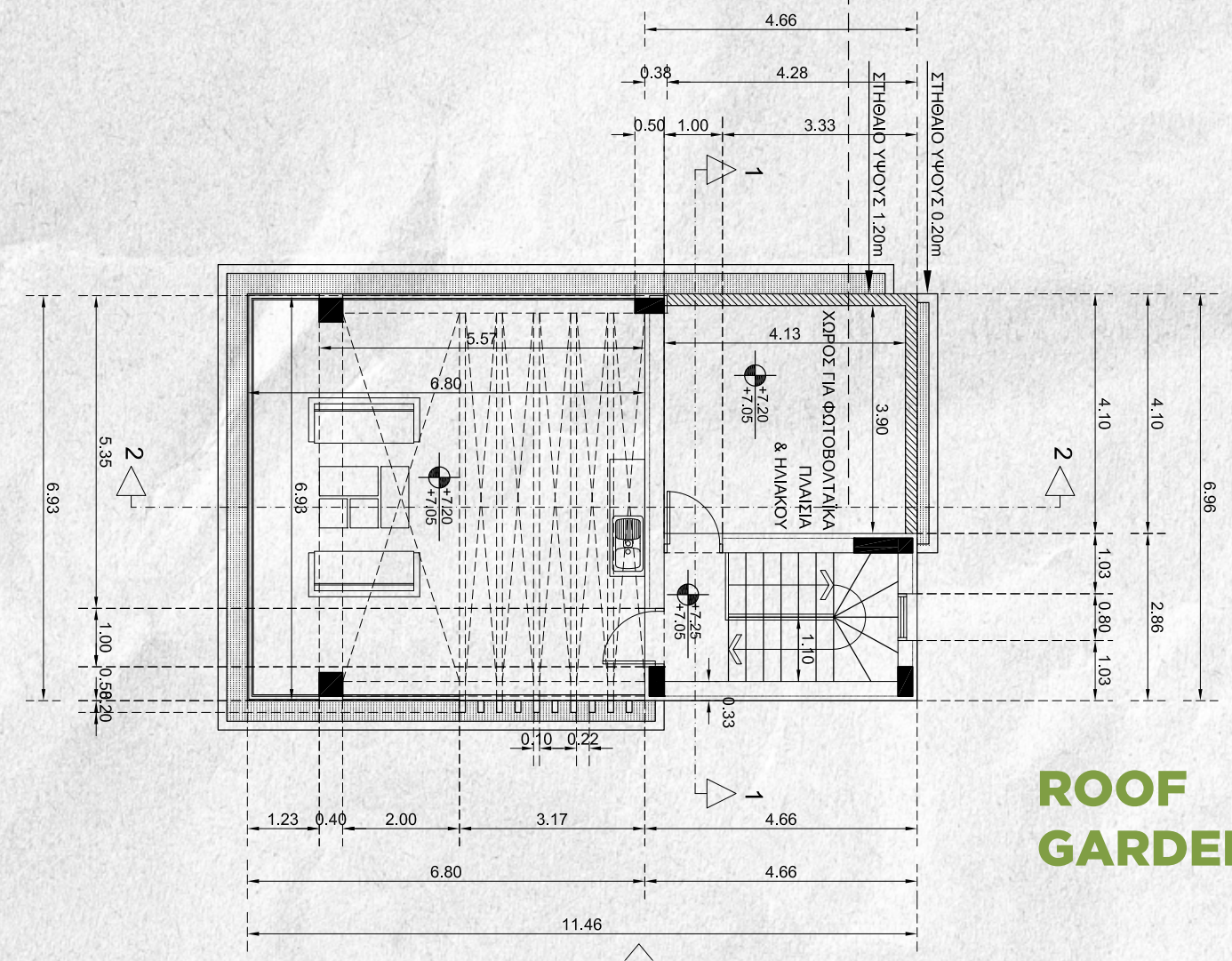
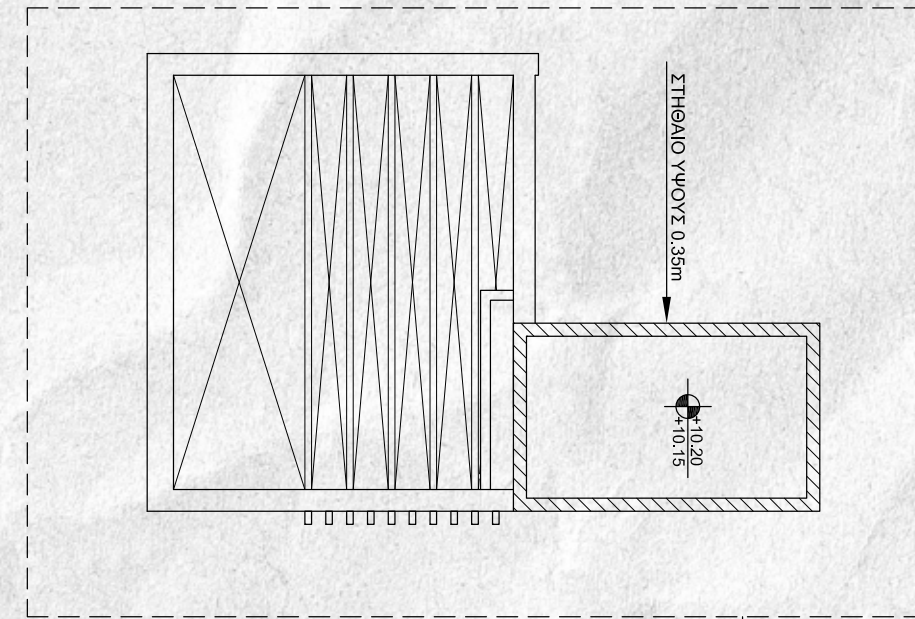
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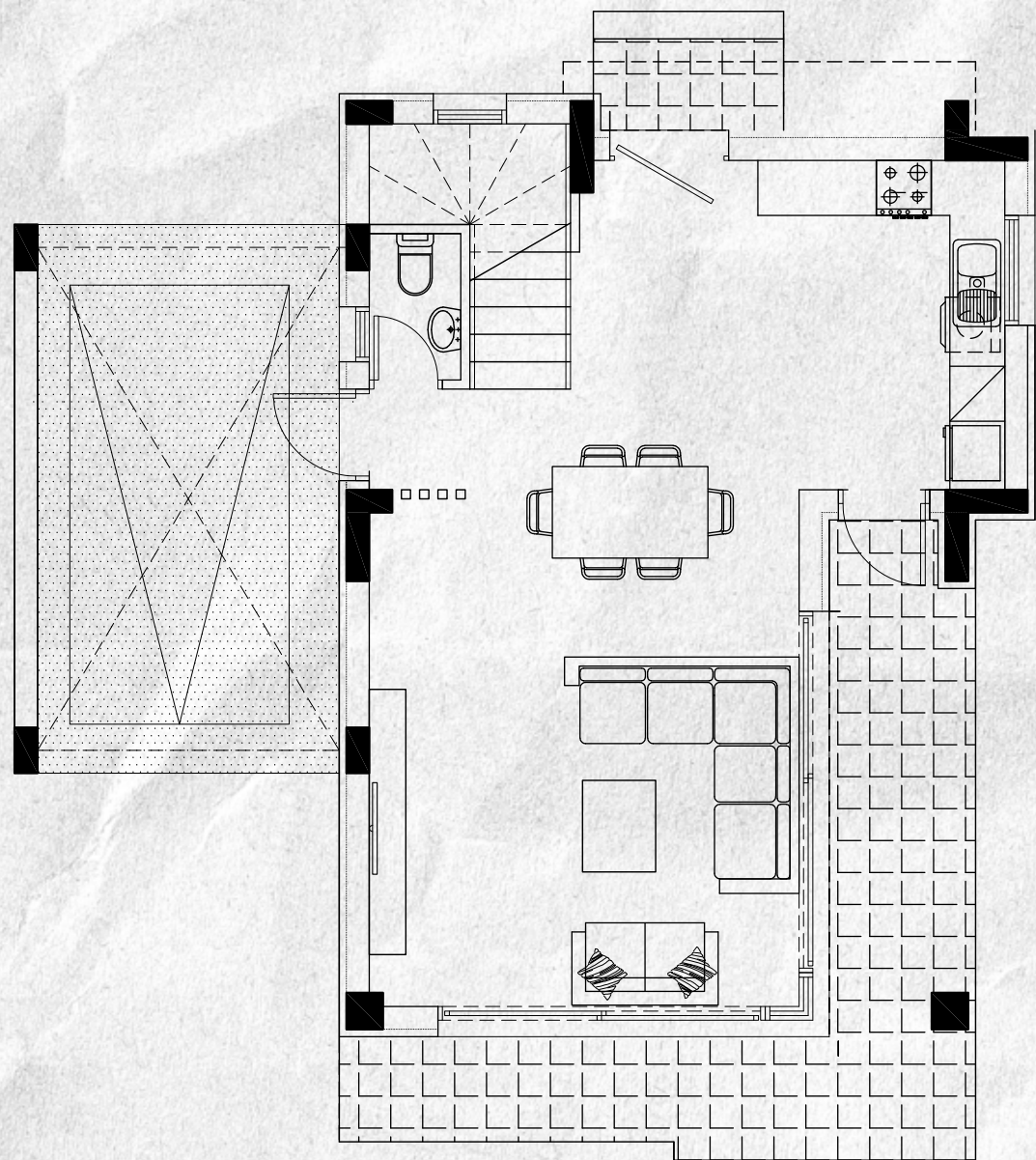
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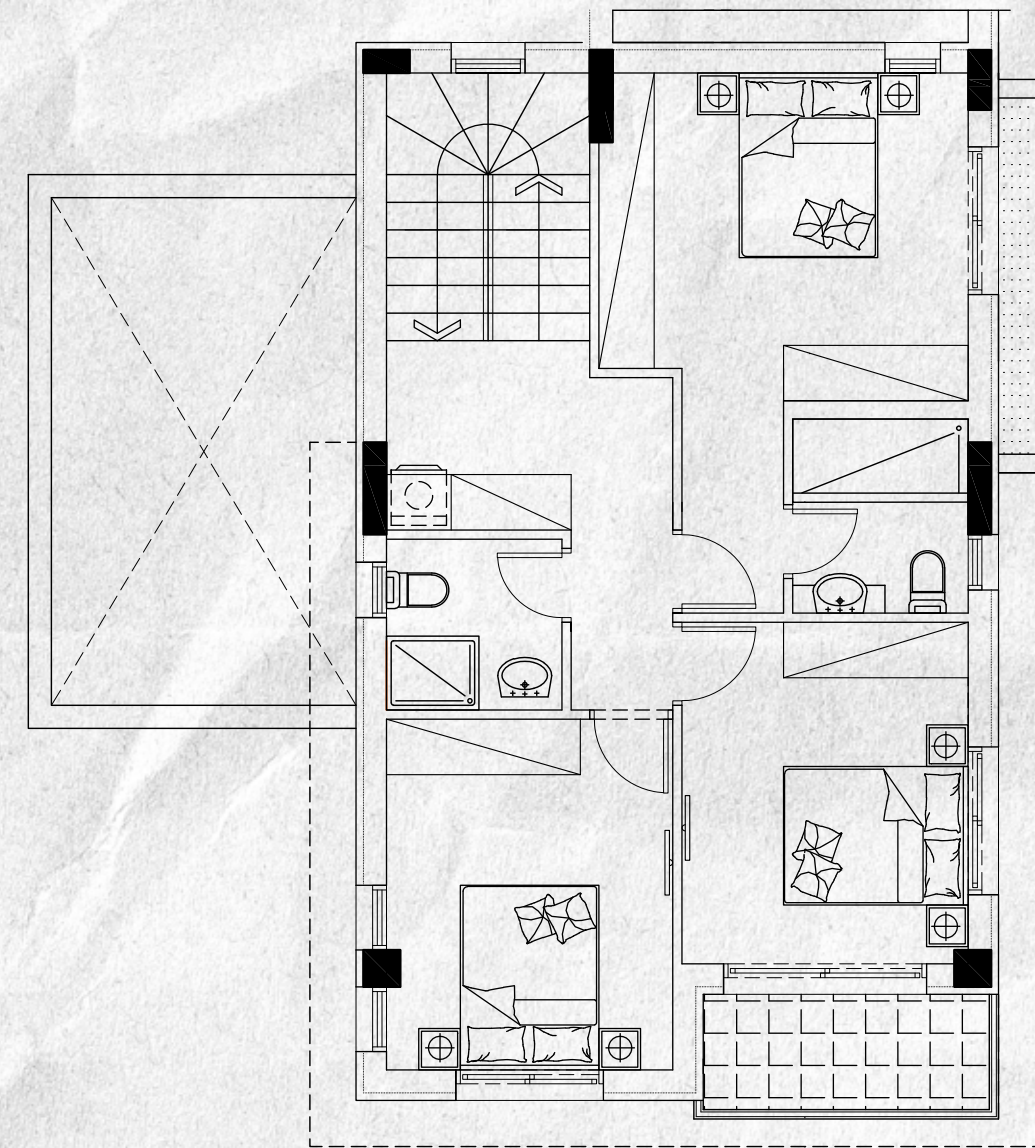
ROOF
GARDEN

TYPE
C



**GROUND
FLOOR**

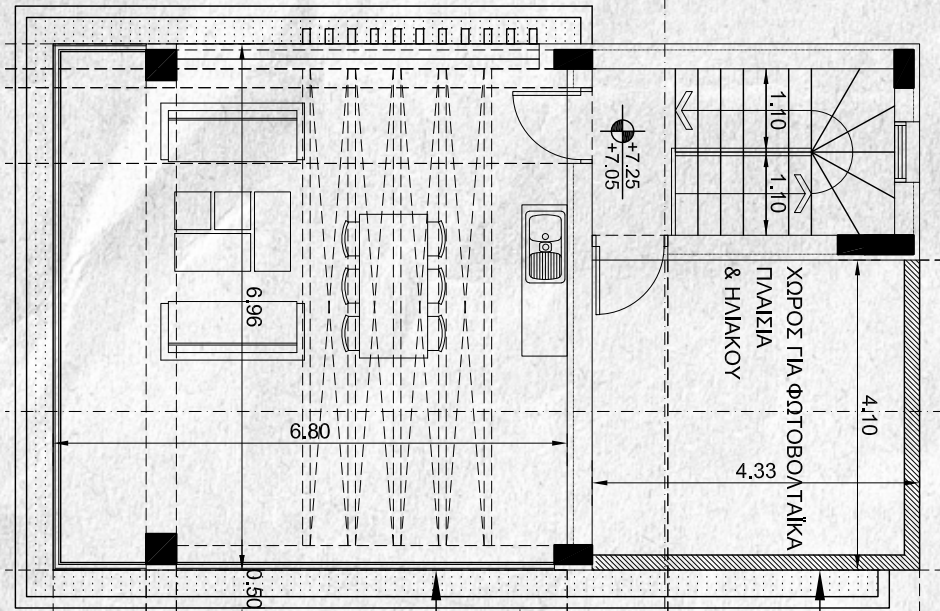
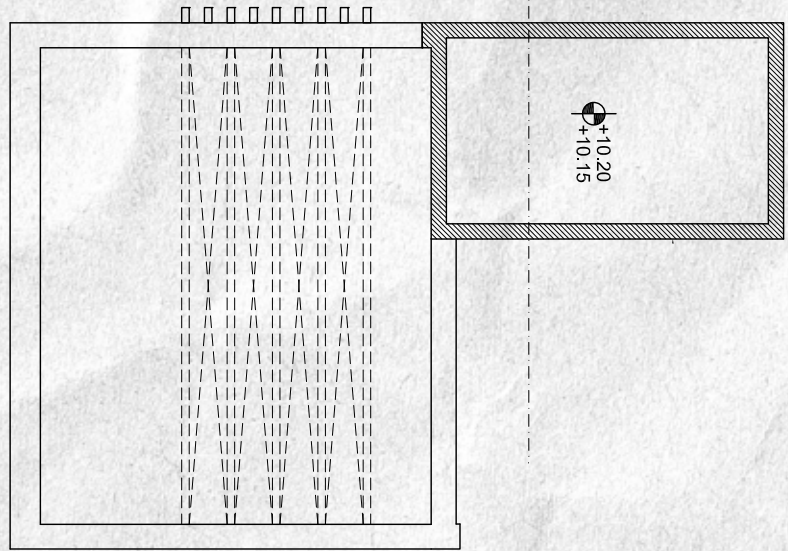
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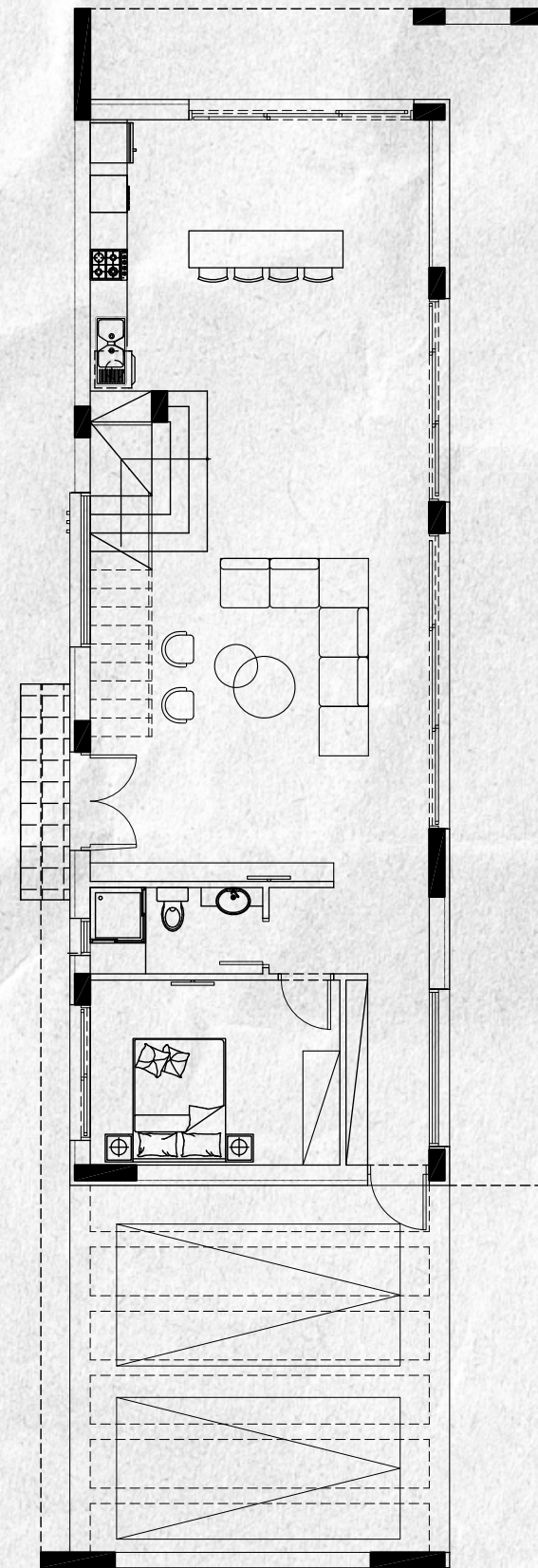


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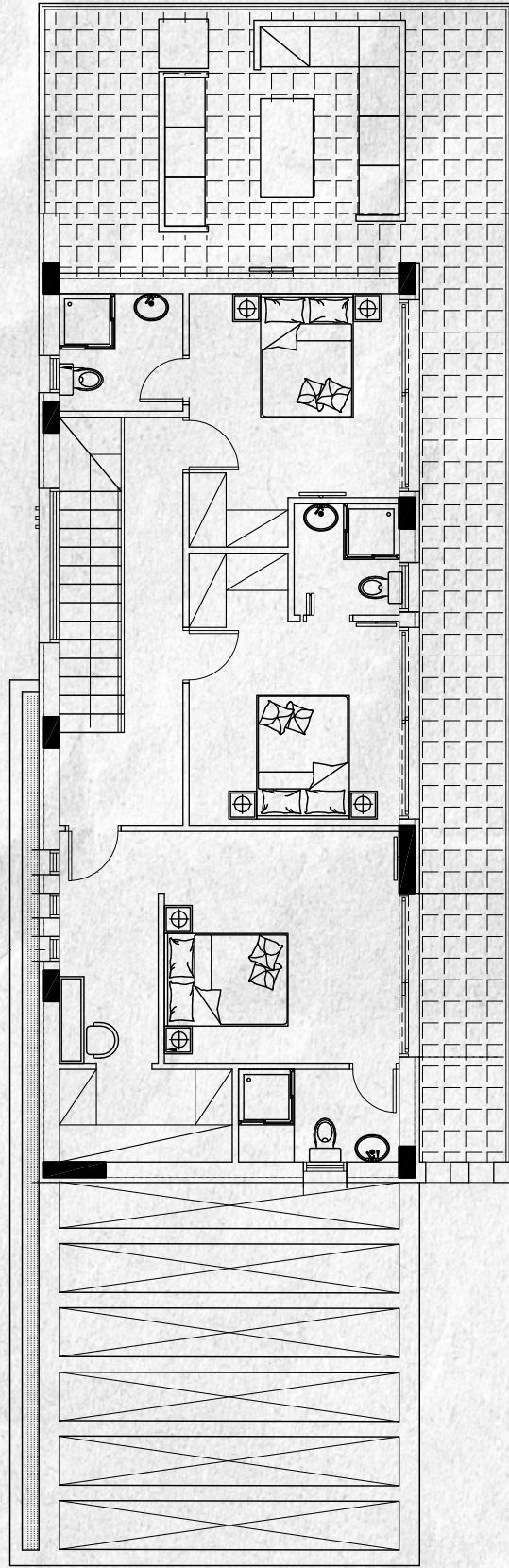
ROOF
GARDEN

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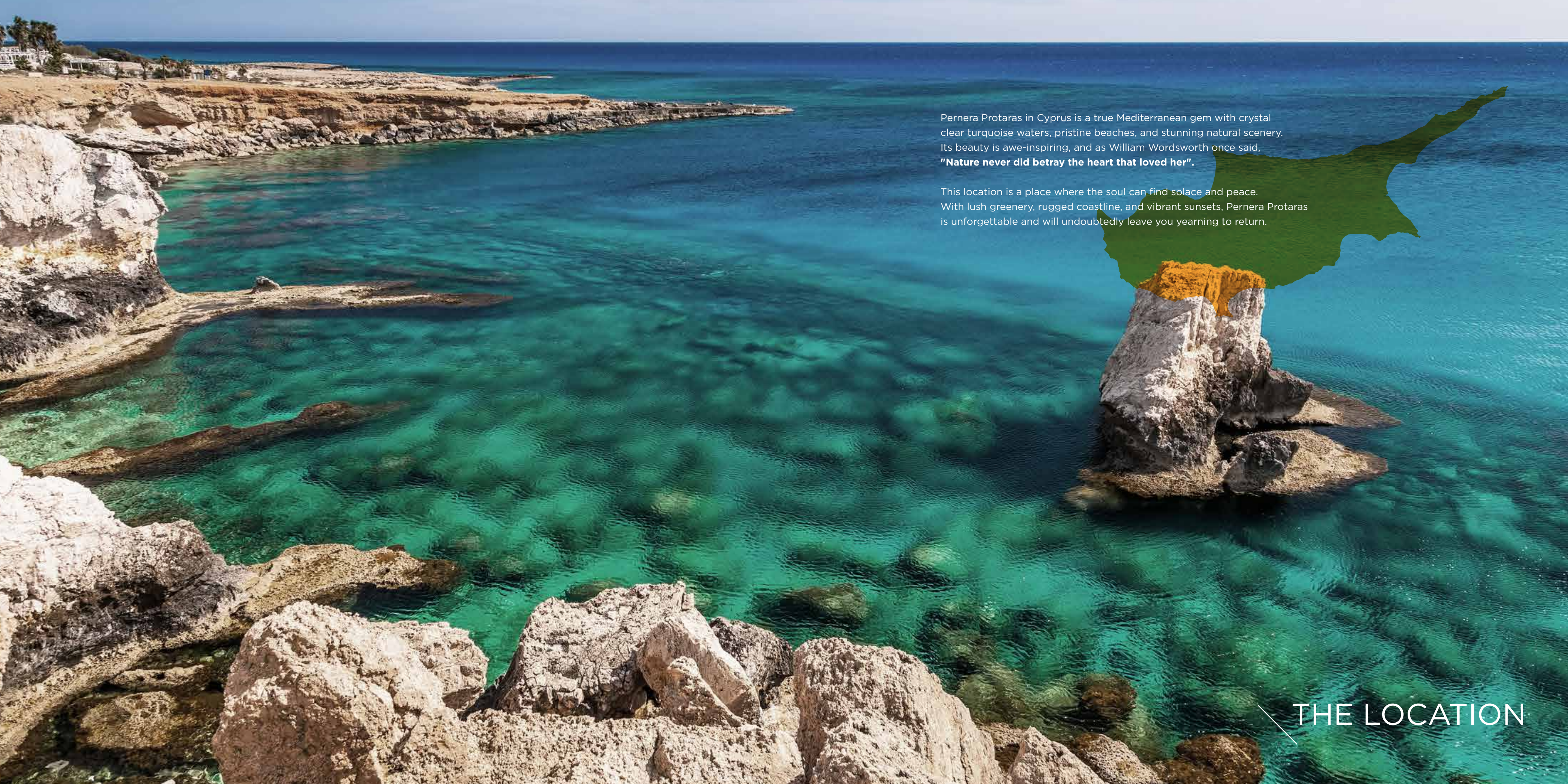
GROUND
FLOOR

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FIRST
FLOOR





Pernera Protaras in Cyprus is a true Mediterranean gem with crystal clear turquoise waters, pristine beaches, and stunning natural scenery. Its beauty is awe-inspiring, and as William Wordsworth once said, **"Nature never did betray the heart that loved her"**.

This location is a place where the soul can find solace and peace. With lush greenery, rugged coastline, and vibrant sunsets, Pernera Protaras is unforgettable and will undoubtedly leave you yearning to return.

THE LOCATION



SAINT NICHOLAS VILLAS

 PARALIMNI NEW MARINA


AYIA NAPA MARINA

-  800M
-  62KM
-  300M
-  1KM
-  200M
-  300M
-  200M
-  1KM
-  1KM
-  800M

PROTARAS

GEOGRAPHY

Located in the highly sought-after area of Pernera, between Kapparis and the vibrant tourist hub of Protaras, lies the exquisite Saint Nicholas Villas project. Boasting a central position in Pernera, this development provides direct access to all the attractions of Protaras, including its award-winning blue flag beaches. Additionally, it is just a few minutes away from the bustling town centre of Paralimni, where residents can easily access all the public services and shopping facilities of the Famagusta District.





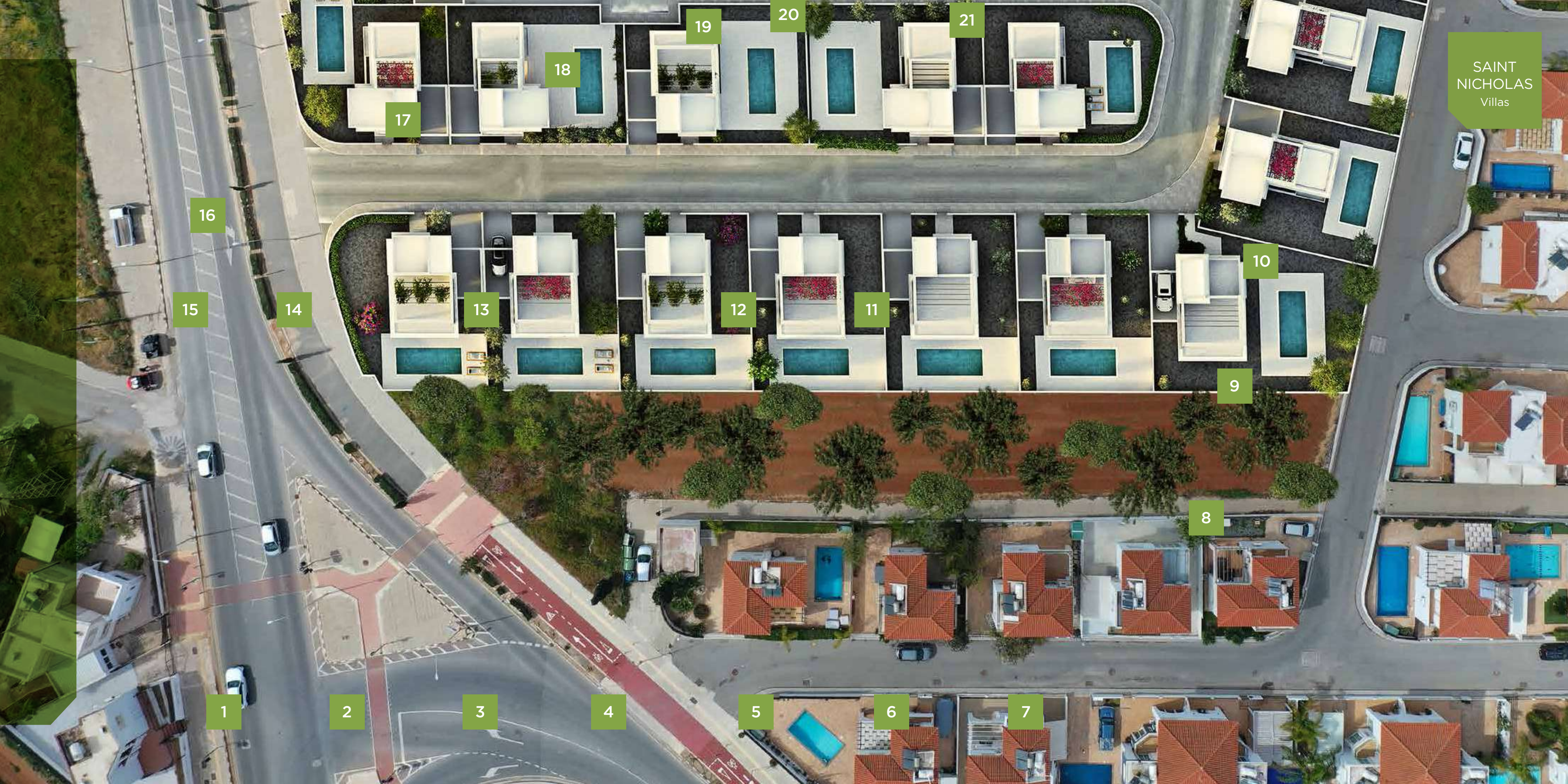
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LOCATION







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Homes for life.

