



ALMA  
VILLAS



THE PROJECT

## WHY ALMA VILLAS

Alma Villas is located in Kapparis, one of the most secluded areas of the greater Protaras area. It is conveniently located just a short distance from the centre and the tourist resort. In this secluded yet panoramic location, the development offers direct access to Blue Flag beaches. It is also just a few minutes away from the centre of Paralimni, where the shopping centre and all the public facilities of the Famagusta district are located.

Alma Villas consists of 11 three- and four-bedroom holiday villas with a minimalist design. Each residence is designed to offer privacy and has a private swimming pool, garden, parking space and a roof terrace overlooking the magical sunsets of Protaras.

The residences are designed so that the interior spaces are seamlessly connected to the exterior, creating an integrated whole so that residents can enjoy all the spaces at any time of the year.

The interior of each residence is designed with great attention to detail.

VILLAS

ALMA  
VILLAS





ALMA  
VILLAS

CHARACTERISTICS

/ CHARACTERISTICS - ALMA VILLAS, GIOVANI HOMES

## THE PROJECT

BEDROOMS: **3 - 4**

COVERED AREAS: **132 - 140 m<sup>2</sup>**

COVERED VERANDAS: **54 - 79 m<sup>2</sup>**

ROOF GARDEN: **45 - 46 m<sup>2</sup>**

PLOT SIZES: **267 - 320 m<sup>2</sup>**

COMPLETION: **DECEMBER 2025**

INTERIOR

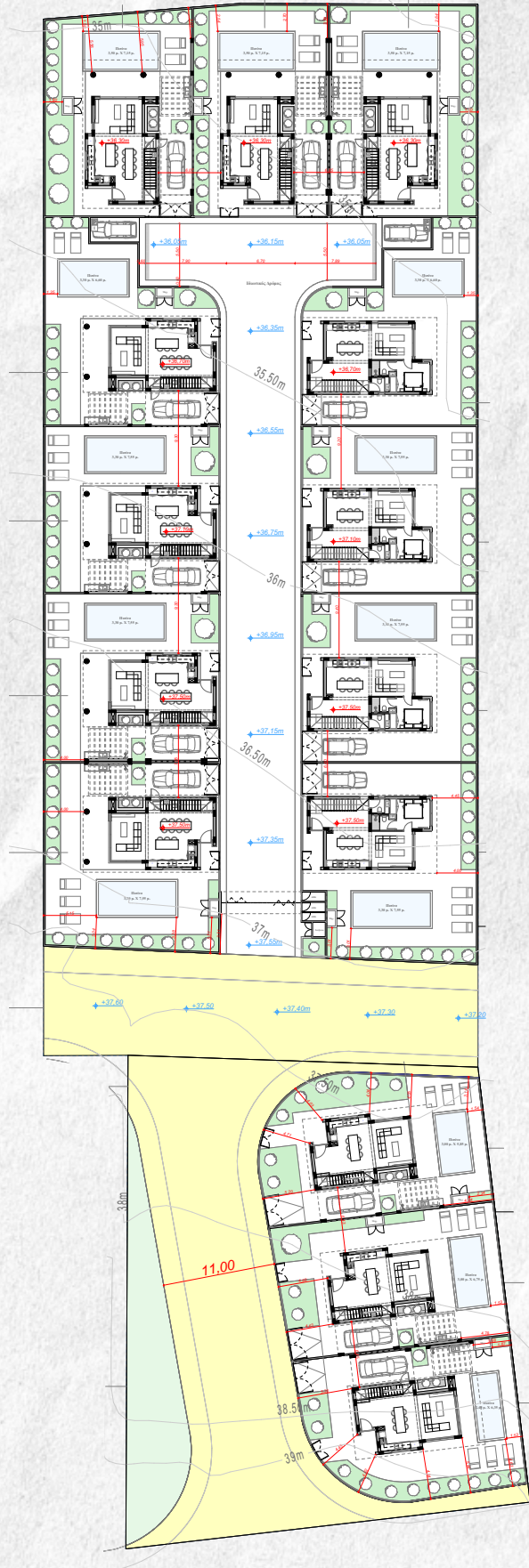




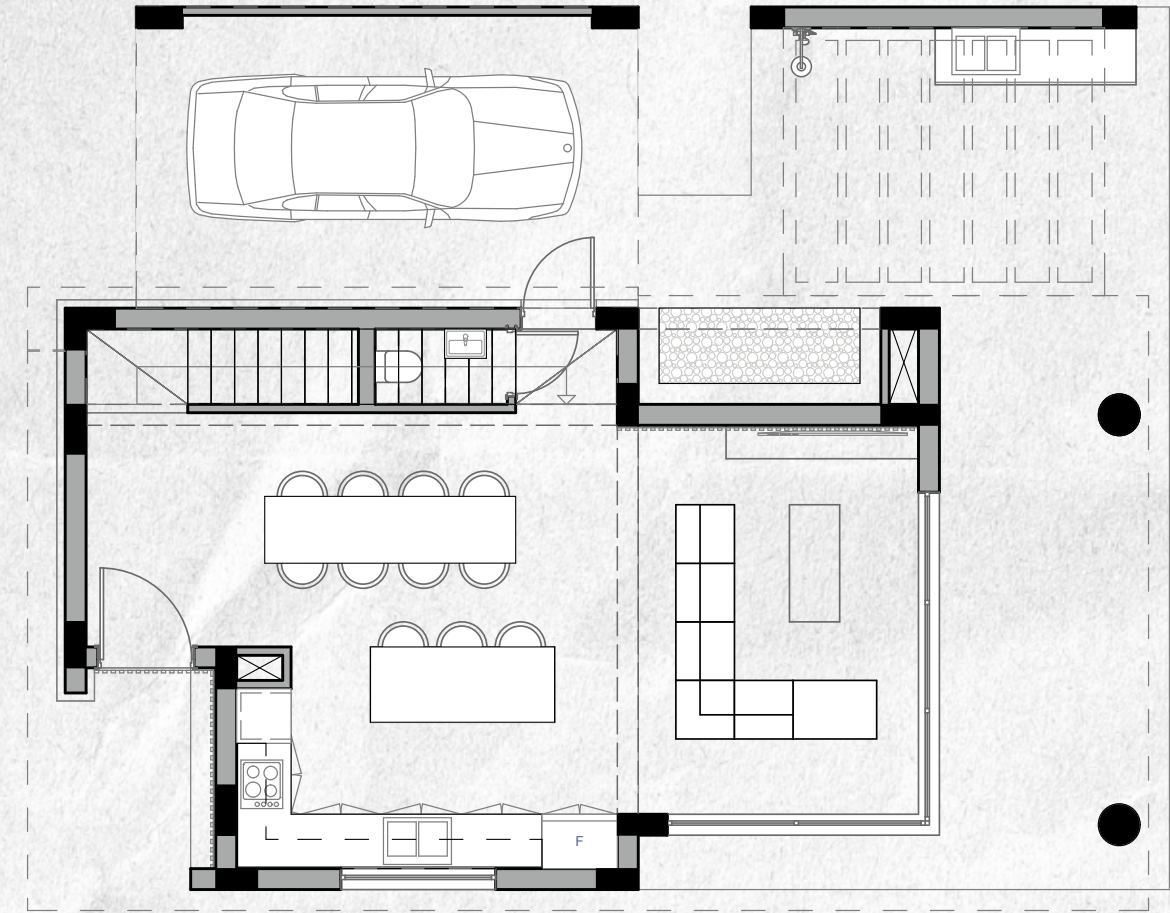
AERIAL VIEW



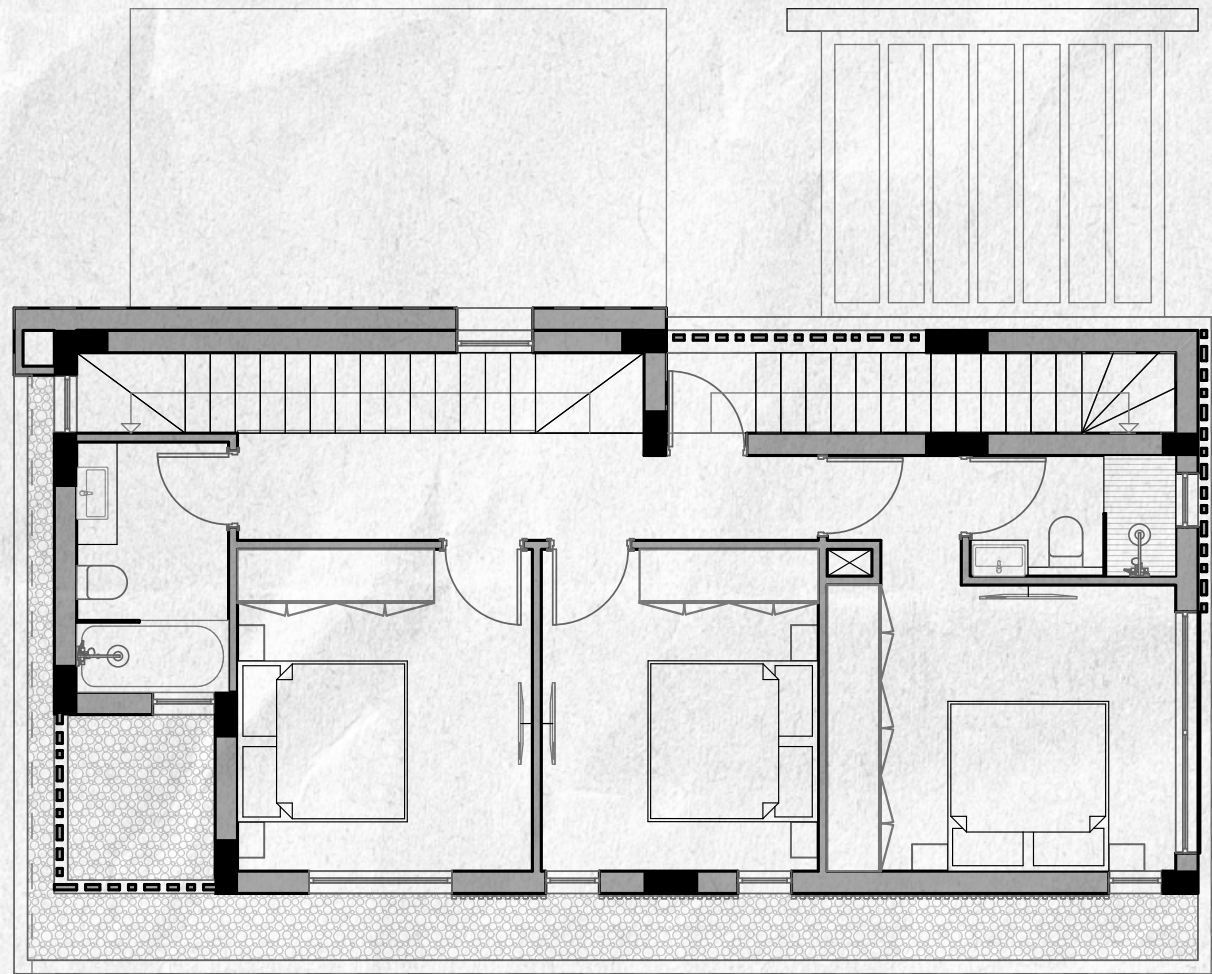




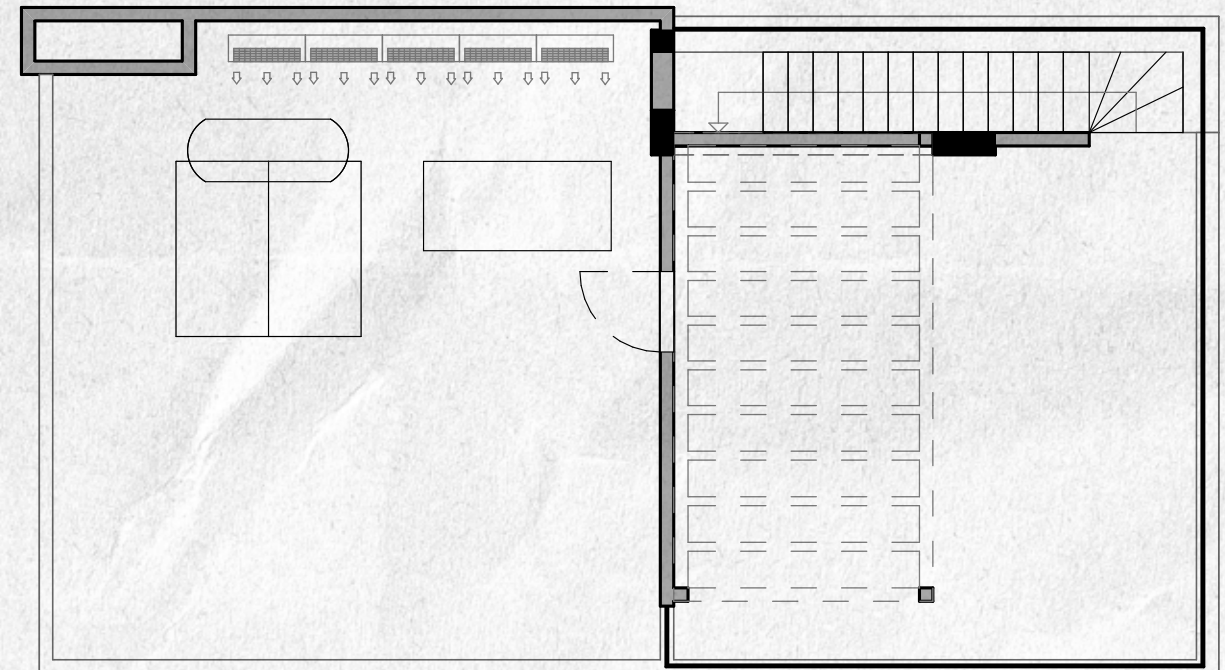
**GENERAL  
LAYOUT**



**GROUND  
FLOOR**



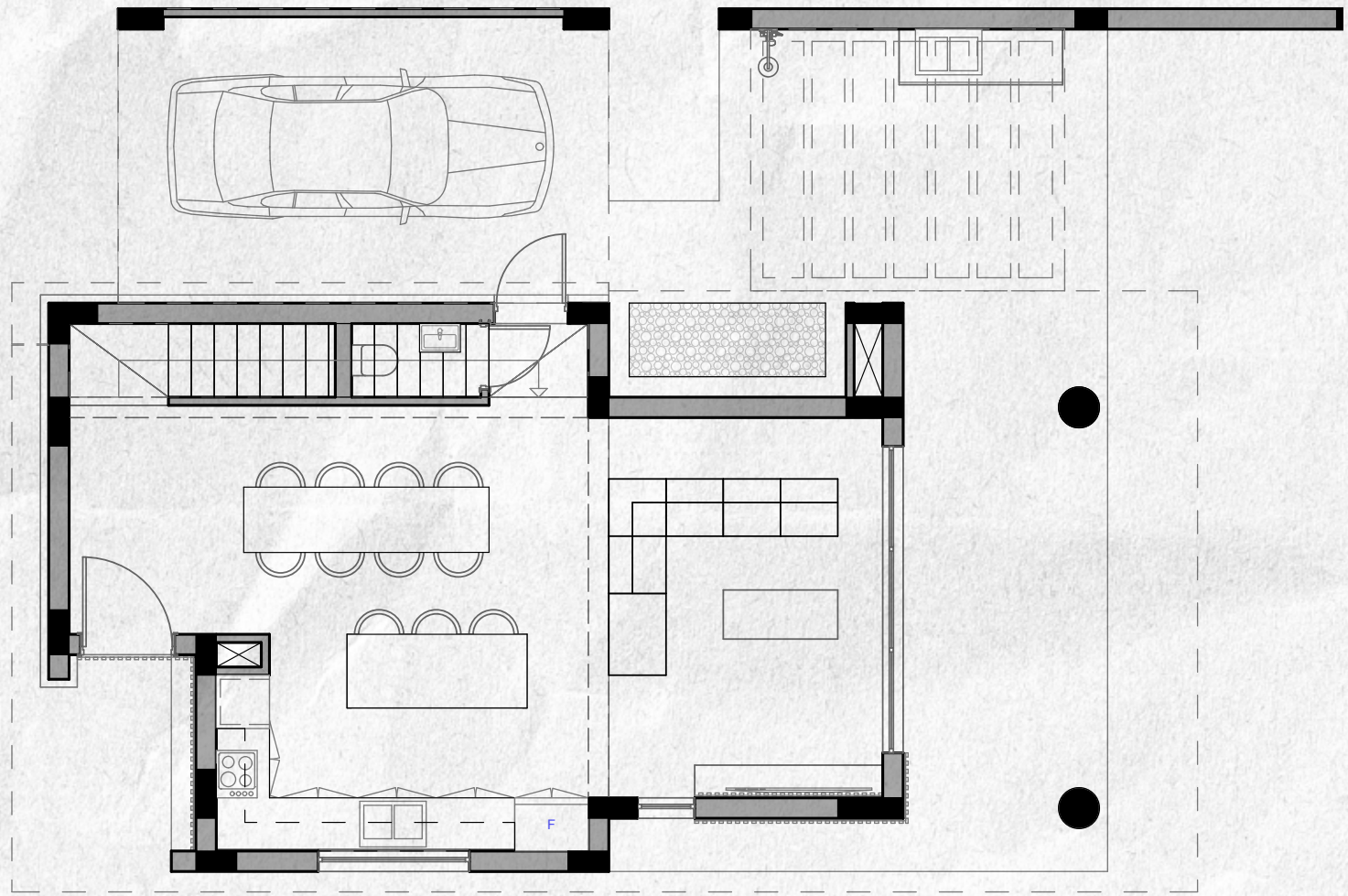
**FIRST  
FLOOR**



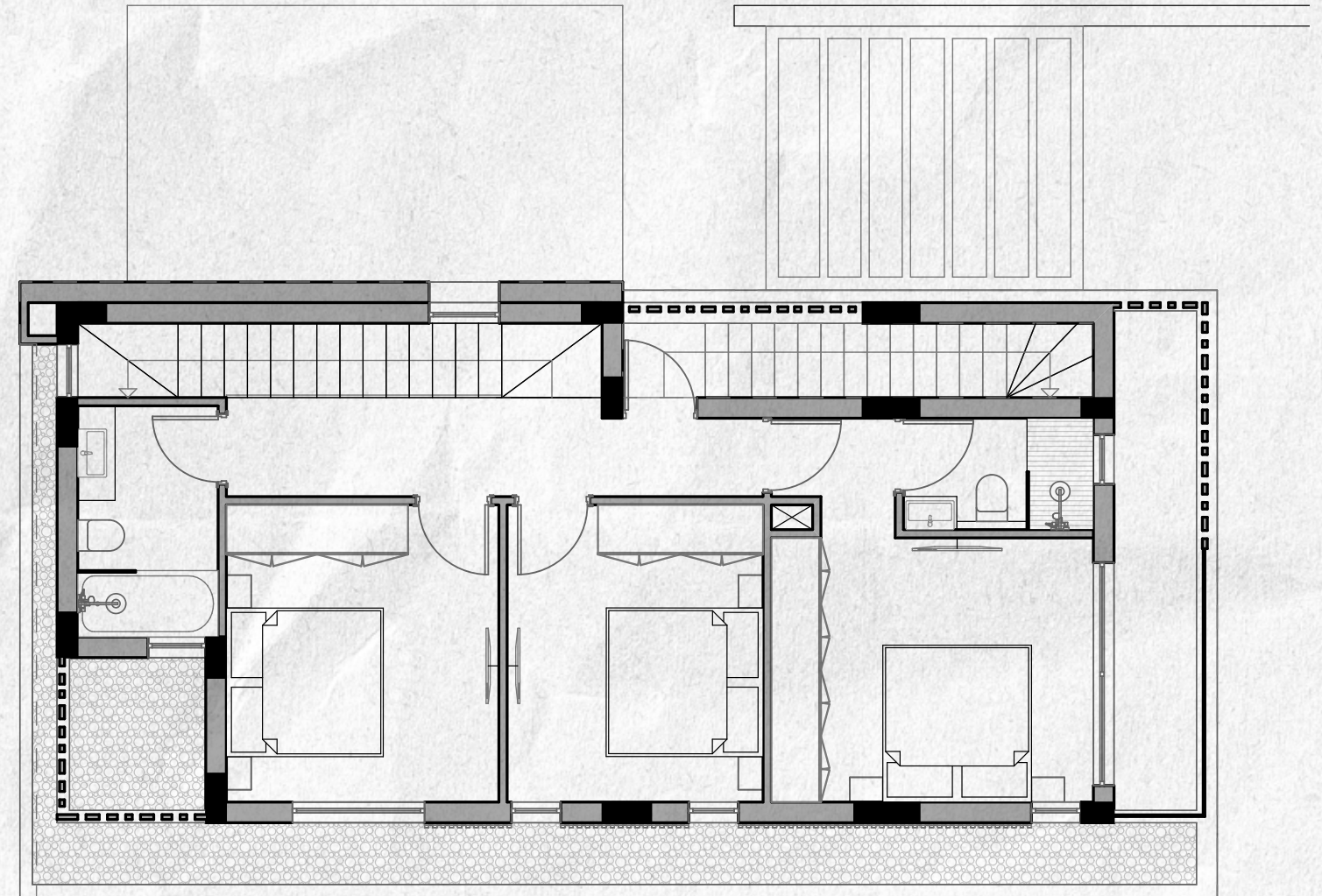
**ROOF  
GARDEN**



TYPE  
A2

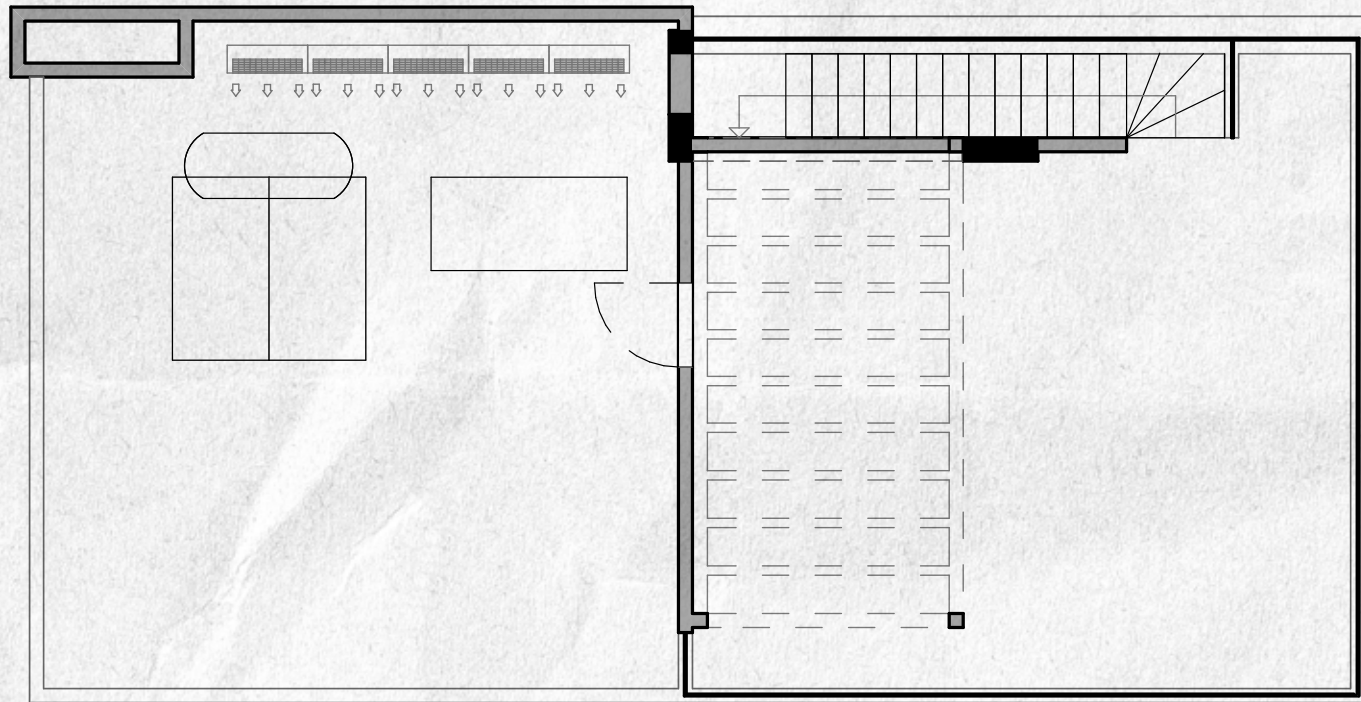


**GROUND  
FLOOR**

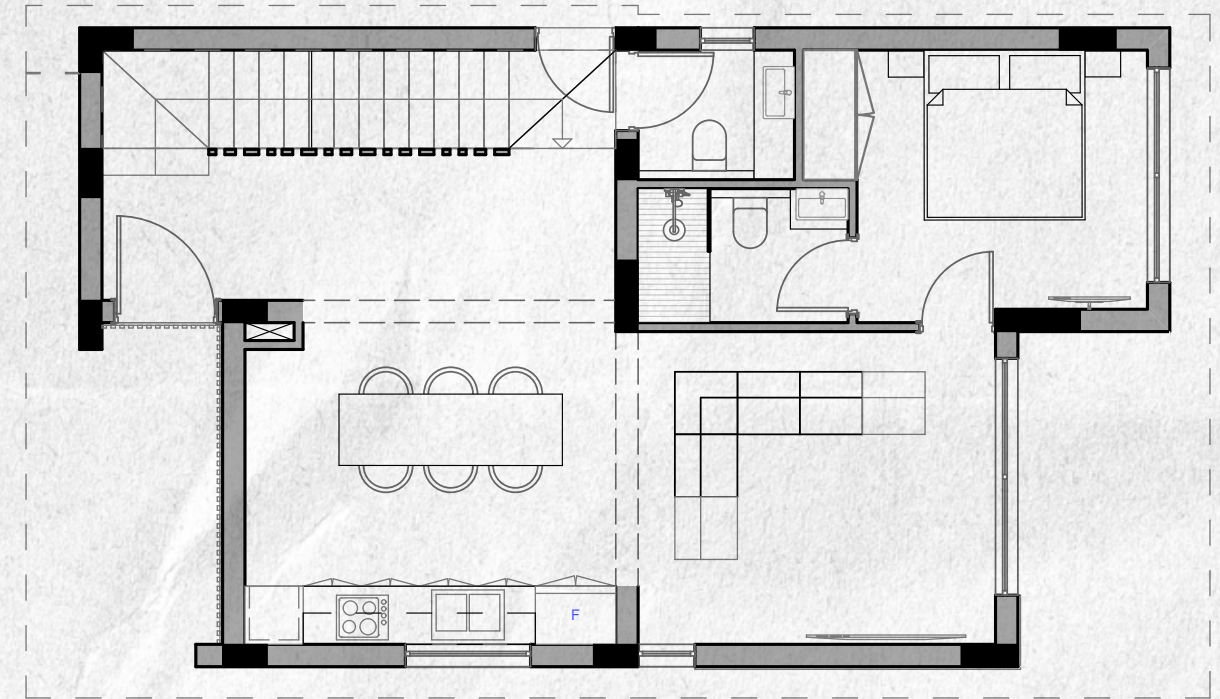


**FIRST  
FLOOR**

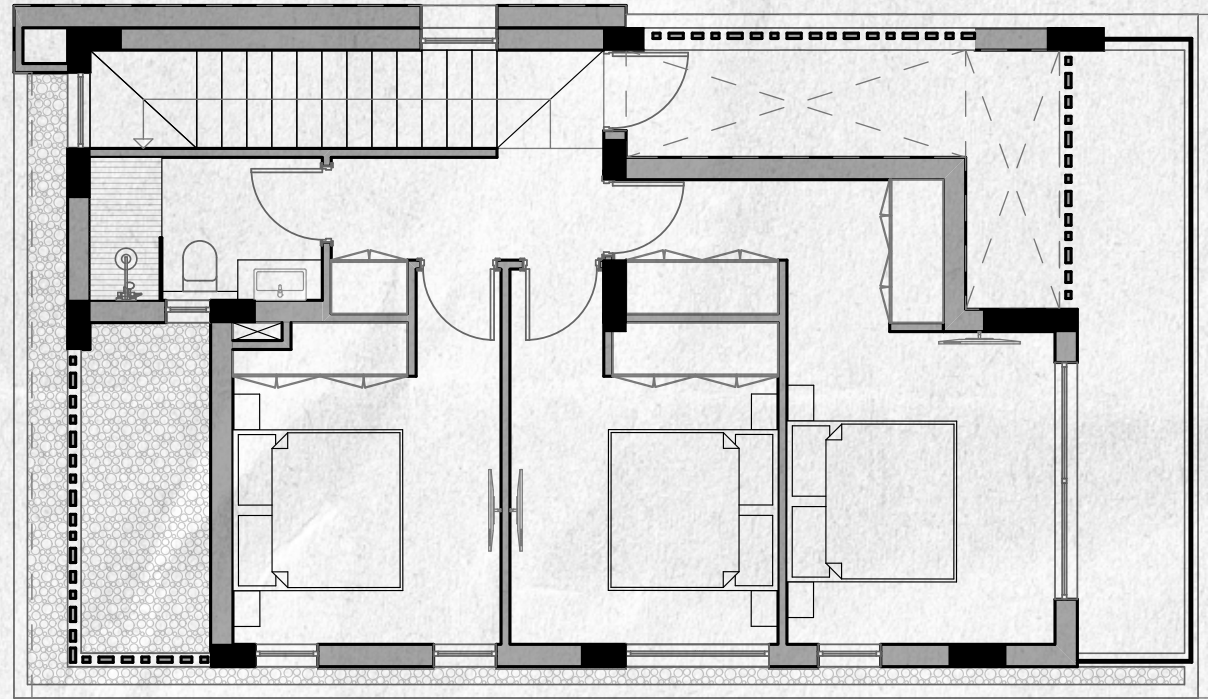




**ROOF  
GARDEN**



**GROUND  
FLOOR**



**FIRST  
FLOOR**





# ALMA VILLAS

 PARALIMNI  
NEW MARINA

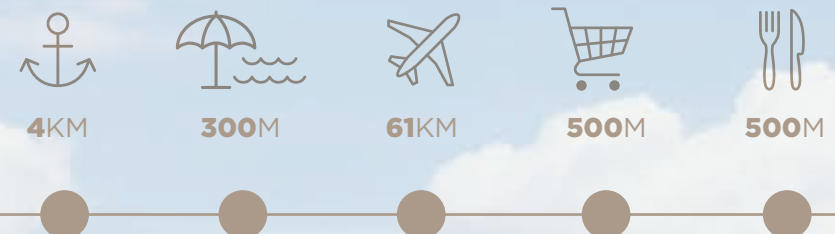
PARALIMNI

PROTARAS

AYIA NAPA

 AYIA NAPA  
MARINA

## THE LOCATION



## PROTARAS - KAPPARIS

The Alma Villas project is located in Kapparis one of the most popular and beautiful areas of Protaras, which is active all year round. It offers many shopping and entertainment options in winter and summer and has some of the most serene beaches in Cyprus.

The Alma Villas project consists of fourteen two and three bedroom residences, which overlook the sea of Kapparis. Each residence is built on a large plot, has its own private swimming pool, a large garden with a courtyard and a roof garden where its residents can enjoy the magical sunsets of Protaras.

Designed based on the modern trends of architecture, Alma Villas stand out for their modern geometric lines and emphasis on detail, ensuring their residents privacy and peacefulness.

The interior of each villa is designed in a way that combines the interior with the exterior, so that the residents can enjoy the mild Mediterranean climate of Cyprus every season. With natural materials and earthy colours predominating, the comfortable interiors of the residences are a haven of relaxation and tranquility. With an emphasis on high quality materials and all the modern needs of a residence, Alma Villas are energy class A, and have provisions that meet the technological needs of the occupants of a home. Just 350 meters from Kapparis beach, the Alma Villas residential complex is the ultimate choice for permanent or holiday home in one of the most magnificent areas of Cyprus.





