Villa Aglaia

Region: Cyprus **Sleeps:** 8

Overview

Villa Aglaia is a contemporary three-bedroom property situated within a small, high-end development in central Protaras. Its location offers convenient access to the amenities of Protaras, including the renowned Fig Tree Bay beach, all within walking distance. The property also serves as an excellent base for exploring the wider island of Cyprus.

The villa features a modern, open-plan living area with bi-fold doors that seamlessly connect the interior and exterior spaces. The fully equipped kitchen includes a breakfast bar, complemented by an indoor dining area and a minimalist lounge. Large windows provide ample natural light and offer views over the landscaped garden, private pool, and terrace. The design prioritises simplicity and functionality, with carefully selected contemporary furnishings and stylish lighting fixtures. A luxurious ground-floor shower room adds further convenience.

The first floor comprises three bedrooms, each with access to a private balcony. The master bedroom includes an ensuite bathroom fitted with a high-quality power shower, while the second double bedroom and a twin room share a well-appointed family bathroom. All bedrooms are equipped with built-in wardrobes and storage solutions.

The outdoor area has been thoughtfully designed to maximise comfort and usability. The private pool is surrounded by artificial turf, premium sun loungers, and a covered alfresco lounge area, ideal for evening relaxation. An additional covered dining space features a barbecue, a work surface, a sink, and an outdoor shower. The garden is attractively landscaped with modern planting.

Villa Aglaia is newly completed and presents a high









standard of accommodation, offering guests both comfort and convenience in an excellent location.

Facilities

Walking/Hiking Paths • Villa • Boat Trips • Paragliding • Scuba Diving • Cycling • Historical Sites • Watersports • Horse Riding • <1hr to Airport • Walk to Village • Ideal for Kids • Air-Con • Private Pool • Cots (Cribs) • Maid Service Available • Ideal for Teens • Walk to Beach • Beach Nearby • Modern • Walk to Restaurant • Wi-Fi/Internet • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Safety Deposit Box • Smart TV • Satellite TV • Table Football • Pre-Stocked Fridge Available • Transfers Available • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

The Villa

Villa Aglaia is an attractive three bedroomed villa within walking distance of beaches and amenities. With a private pool it's the perfect place to relax and soak up the sun.

Ground Floor
- Open plan living, kitchen and dining room, with bi-fold doors to pool area
- Bathroom with shower & WC

First Floor
- Master double bedroom with en-suite shower and WC, balcony
- Double bedroom, balcony
- Twin bedroom, balcony
- Family bathroom with shower and WC

Exterior
- Private swimming pool, ladder access 3.35m x 8m, depth 0.90m-1.50m
- Outdoor dining & furniture
- Sunbeds
- Sun loungers
- Barbecue area

Additional facilities
- IPTV
- Nespresso
- Iron and board
- Microwave
- Washing machine
- Toaster
- Wii









Location & Local Information

The location of Villa Aglaia is sublime. It is within walking distance of the centre of Protaras with its excellent range of bars, restaurants and shops along 'The Strip'. The beaches in the area are some of the best in Cyprus with Yianna Marie Beach being just 600m from the villa. There is a wonderful beach side restaurant with stunning views. The famous Fig Tree Bay is also within walking distance. The lone, fig tree on the beach gives it its name. The beach is not only beautiful, it is very well organised with sun loungers, umbrellas, bars, restaurants and an incredible range of watersports. You will no doubt spend some wonderful days on this beach. If you want a change though, you will not have to travel far to many family-friendly beaches, all with fine, glistening white sand often backed by fragrant pine trees and some with caves to explore.

Away from the beaches, Cyprus boasts an astonishing interior with wildflower meadows, dense vineyards, majestic pine-clad mountains, ancient churches and monasteries and a party scene to rival other party islands. There is also a fantastic range of dining opportunities from delicious meze, traditional local meals through to chic, gourmet offerings.

The area around Protaras is very scenic. There are various nature trails leading to other beaches including Konnos, Lombardi and Louma Beaches. The area is fantastic for walking and cycling. You can also enjoy impressive hikes in the Troodos Mountains. There are some fabulous, charming villages such as Fikardou and Machairas that you will come across as well as amazing, panoramic views. The highest peak Mount Olympus hosts the Sun Valley and North Face ski areas with five ski lifts. The area is popular for winter sports. You will love the freedom of the cool, pine-scented air and can visit lonely monasteries and painted Medieval churches. The south-facing foothills are draped in vineyards which offer amazing wine tours and tastings.

Local Amenities

Nearest Airport	**Larnaca (64km)**
Nearest Beach	**Sunrise Beach (walk) (700m)**
Nearest Supermarket	**Lidl (1km)**
Nearest Restaurant	**Various (500m)**









What we love

- Villa Aglaia is amazingly well designed so that the glorious outside space and the open plan living all become one fabulous space where you will immediately relax and chill
- You can walk to the beach, shops, bars and restaurants from this villa and do not need to rely on a car
- Fir Tree Bay is astonishing and boasts fine, white sand, excellent watersports, wonderful bars and restaurants and a beautiful panoramic view. Even better, it is right on your doorstep!

What you should know...

- This villa is brand new as are all of the trendy, chic furnishings
- You do not need a car at this villa. You can walk to delightful beaches and to shops, restaurants and bars
- You really must take the time to visit the fabulous Troodos Mountains

Terms & Conditions

- **Security deposit:** €250 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 16.00

- **Departure time:** 10.00

- **Energy costs included?:** Yes, included in the price.

- **Linen & towels included?:** Yes, excluding pool towels.

- **Pets welcome?:** No

- **Changeover day:** Flexible

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted

- **Insurance:** Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.

- **Minimum stay:** 7 nights

- **Internet access?:** Complimentary Wi-Fi internet access included in rental price. It is good to note that the speed is dependent on local provider and technical issues may cause reduced speed or cut of service.