



# Bay view

PROTARAS

A PROJECT BY:

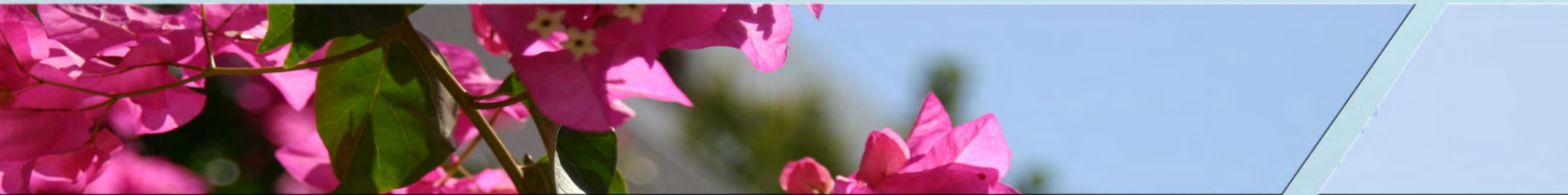
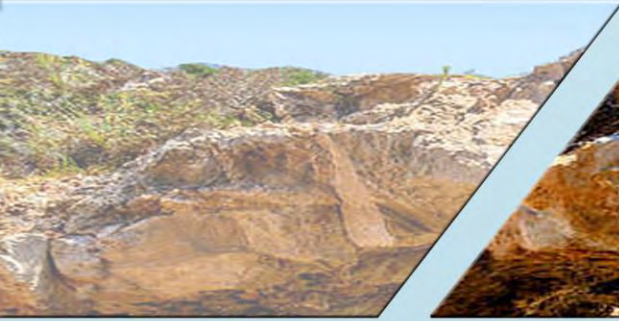
*Soliro*

MARKETING AND SALES





# Perfectly Protaras





## New Marina Of PROTARAS



According to the PGI, the Paralimni Marina will be constructed in the area of the Agios Nikolaos fishing retreat in Paralimni and is still a major tourist project for the Famagusta province.

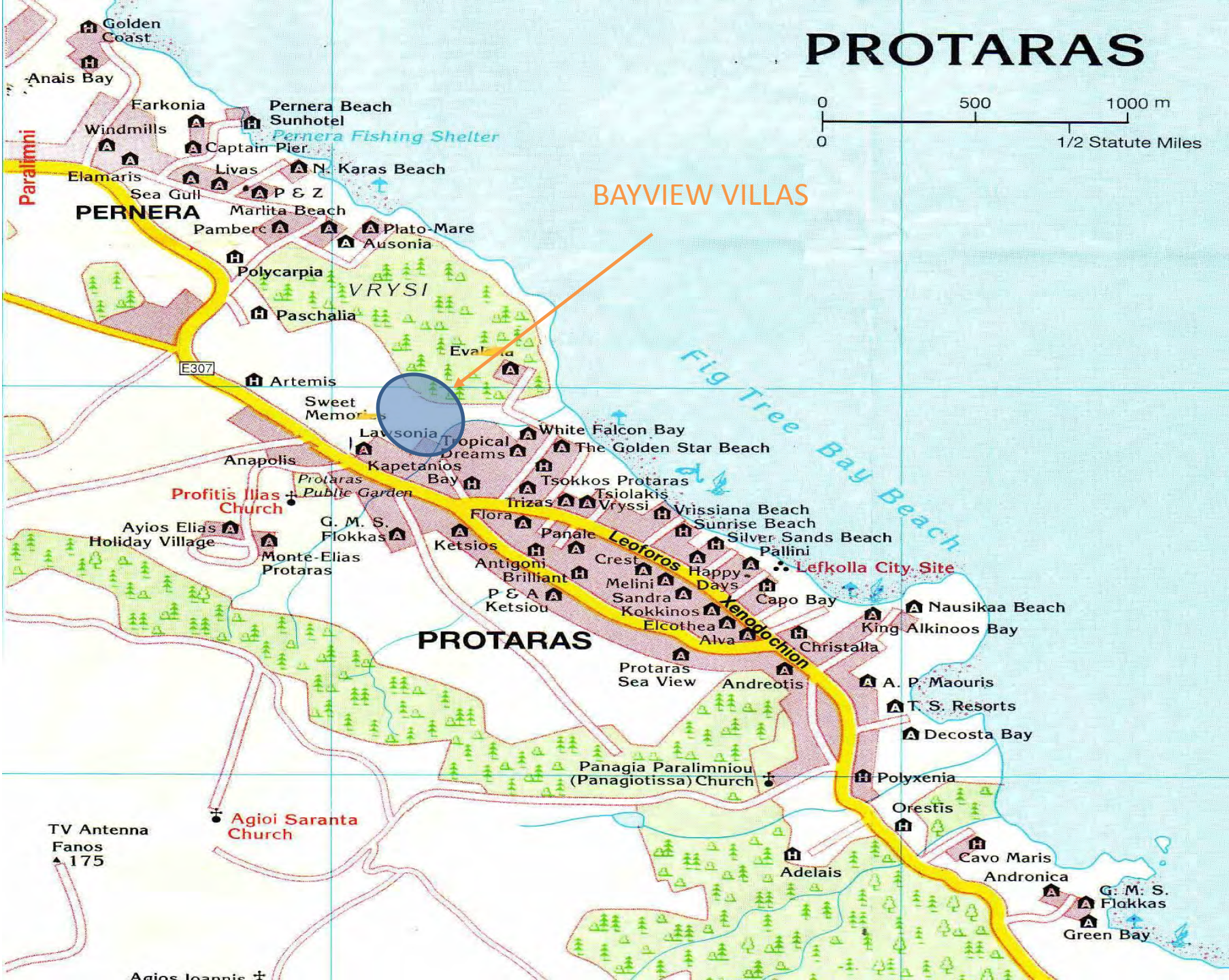
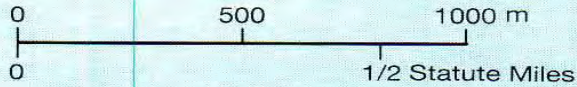
It is a project that strengthens the Government's efforts to promote maritime tourism in Cyprus.



The marina will have a capacity of approximately 300 vessels and will include administration buildings, a hotel and residential and commercial



# PROTARAS





# Bay view

PROTARAS

20 VILLAS WITH PRIVATE SWIMMING POOLS

3 BEDROOMS with one in suite master bedroom

PLOTS AREAS 300 m<sup>2</sup> TO 450 m<sup>2</sup>

250 METERS FROM THE BEACH AND THE MAIN TOURISTIC AREA

VILLAS AREA: 210 m<sup>2</sup>











Protaras main road

Protaras tourist strip

**PROTARAS MAIN TOURISTIC CENTER**

250m

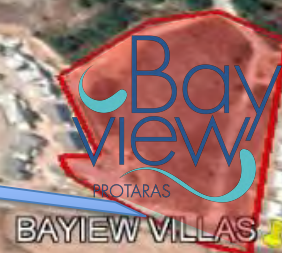


FIG TREE BAY





Fig Tree Bay

An aerial photograph of Protaras, Cyprus, showing the coastline, urban areas, and agricultural fields. A blue arrow points from the text 'Fig Tree Bay' to the bay area. Another blue arrow points from 'Protaras Center' to a cluster of buildings. A large blue arrow points from 'BAYVIEW VILLAS' to a specific plot of land. A distance of '250 m' is marked between the villa plot and the center.

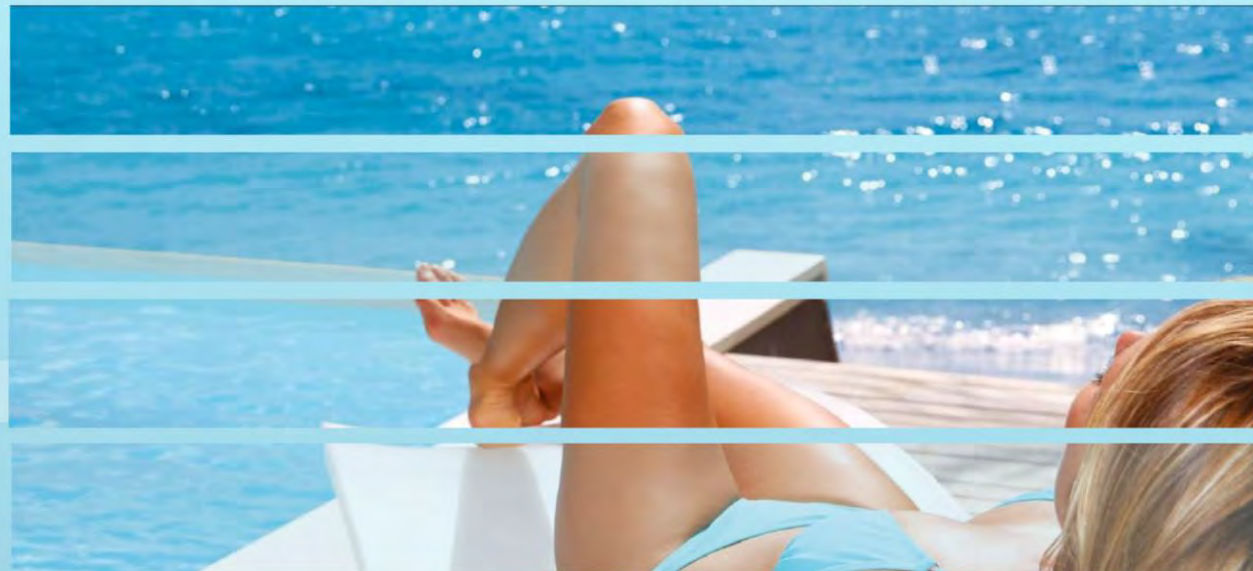
Protaras Center

250 m

BAYVIEW VILLAS



Supreme Residences for a Modern Lifestyle



# Bay view VILLAS

PROTARAS

An Adventure To Remember



# TERRACE VIEW





Public Road- 2.138,08 m<sup>2</sup>

Green Area-  
1.458,11 m<sup>2</sup>

Communal Area  
194,17 m<sup>2</sup>

# **Plot 451 Map\_2-295-377**

Gross Area=11,857 sq.m  
Public road=2,138 sq.m  
Planning Zone T2b1a  
Total Area- 11,857-2,044= 9719 sq.m  
Green Area =9813\*15%=1458 sq.m  
Community Area 2%=9813\*2%=194,40 sq.m  
Total=1472+196= 1652,4 sq.m  
Net Area- 9813-1668 =8,066.60 sq.m

Building Factor =8,145\*30%=2,420 sq.m  
Extra 20% = 484 sq.m  
Total Building Factor: 2904 sq.m

20 Villas of 145 sq.m each.  
20 Villas of 121 sq.m each (No Extra 20%)

**Bay  
view**  
PROTARAS

**ΜΕΛΕΤΗΤΕΣ / DESIGN TEAM**  
MITA & ΣΥΝΕΡΓΑΤΕΣ / MITA & Associates  
ΠΟΛΙΤΙΚΟΙ ΜΗΧΑΝΙΚΟΙ - ΑΡΧΙΤΕΚΤΟΝΕΣ/  
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**ΕΡΓΟ / Project:**  
**Bay View Villas**  
**20 House Development- Plot 451**  
**Protaras**

**ΘΕΜΑ ΣΧΕΔΙΟΥ**

Site Plan

**ΑΡΙΘΜΟΣ**

**ΣΧΕΔΙΟΥ**

**S.01**

































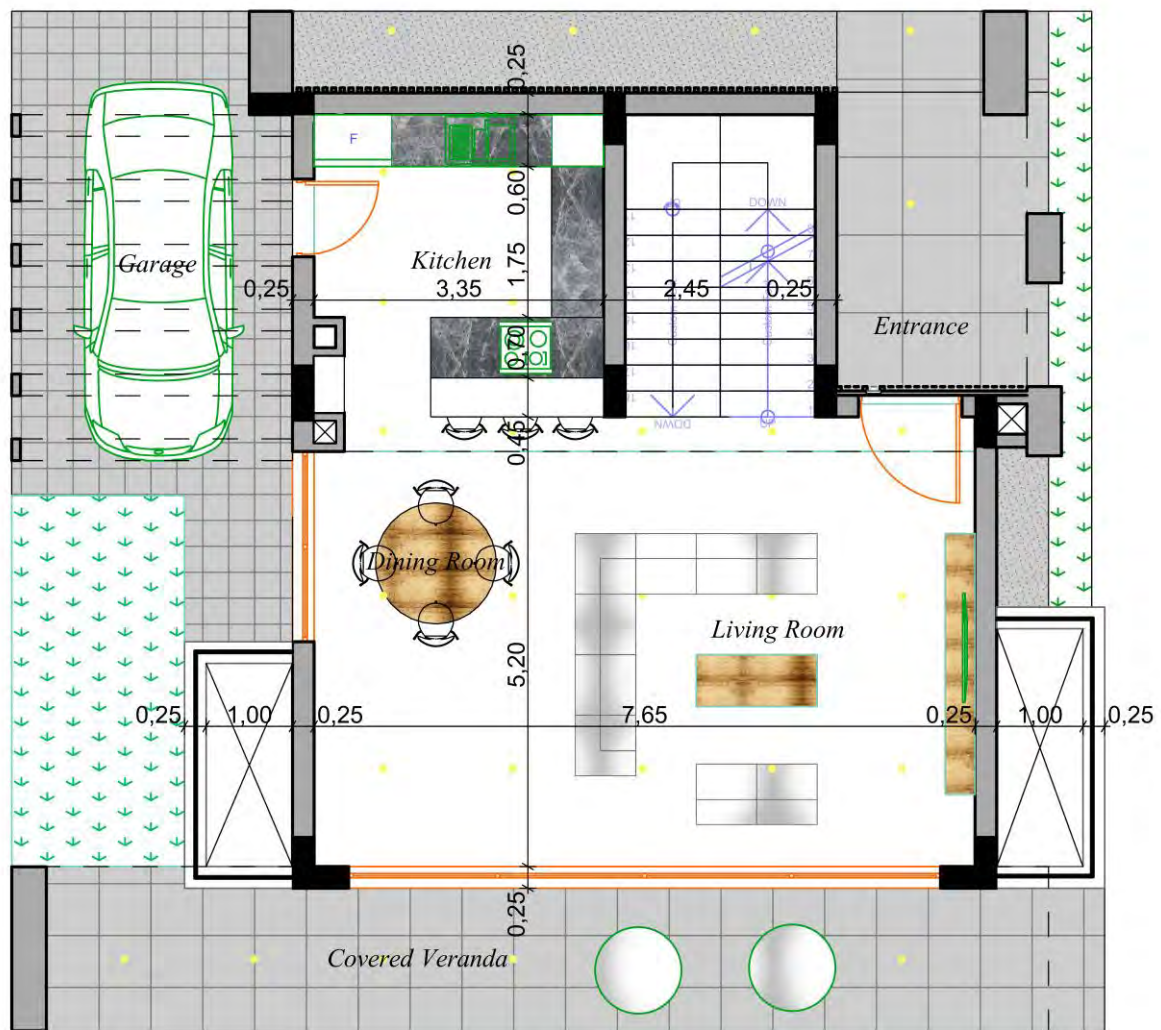












0. Ground Floor 1:100



1. 1st Floor 1:100

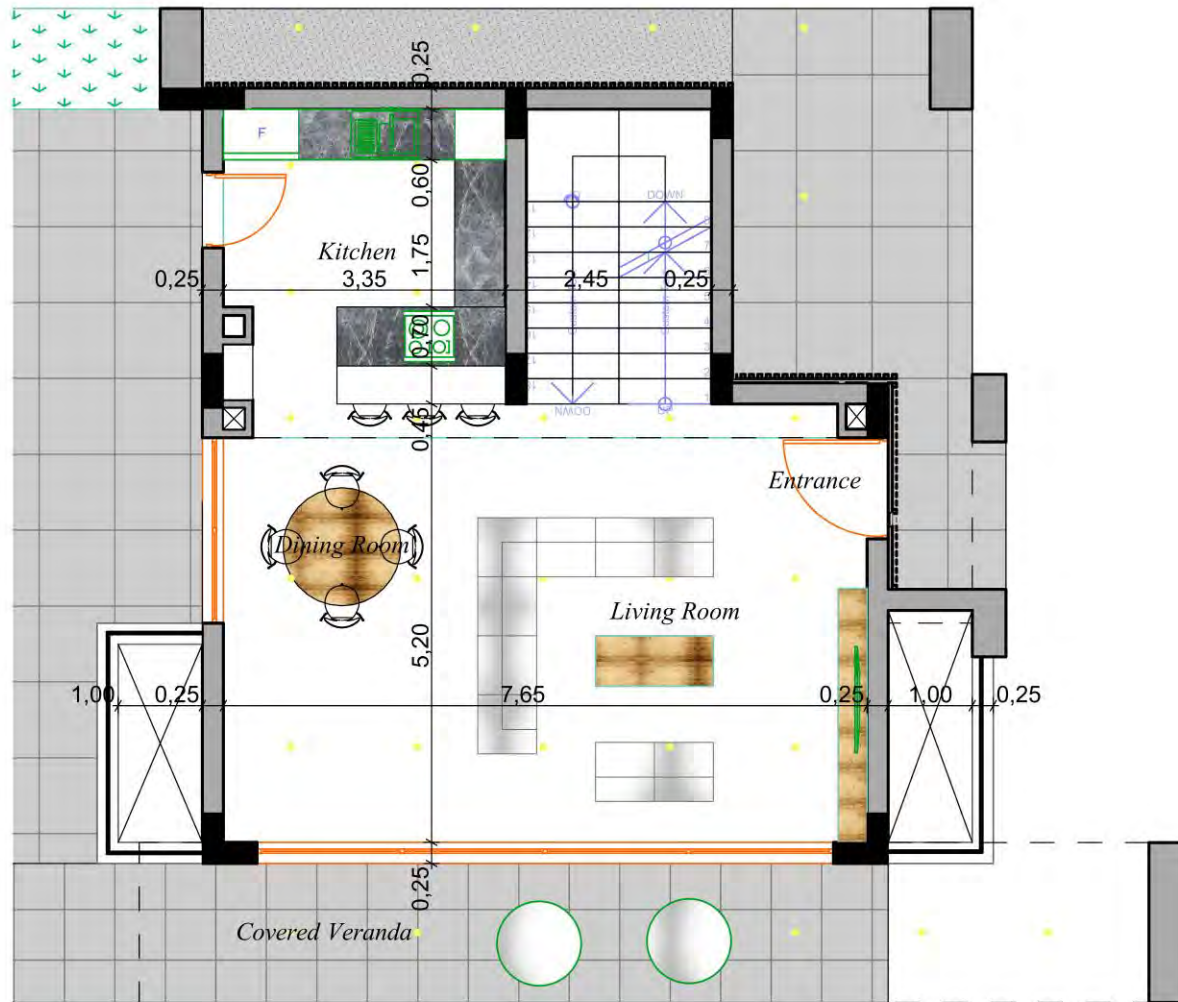




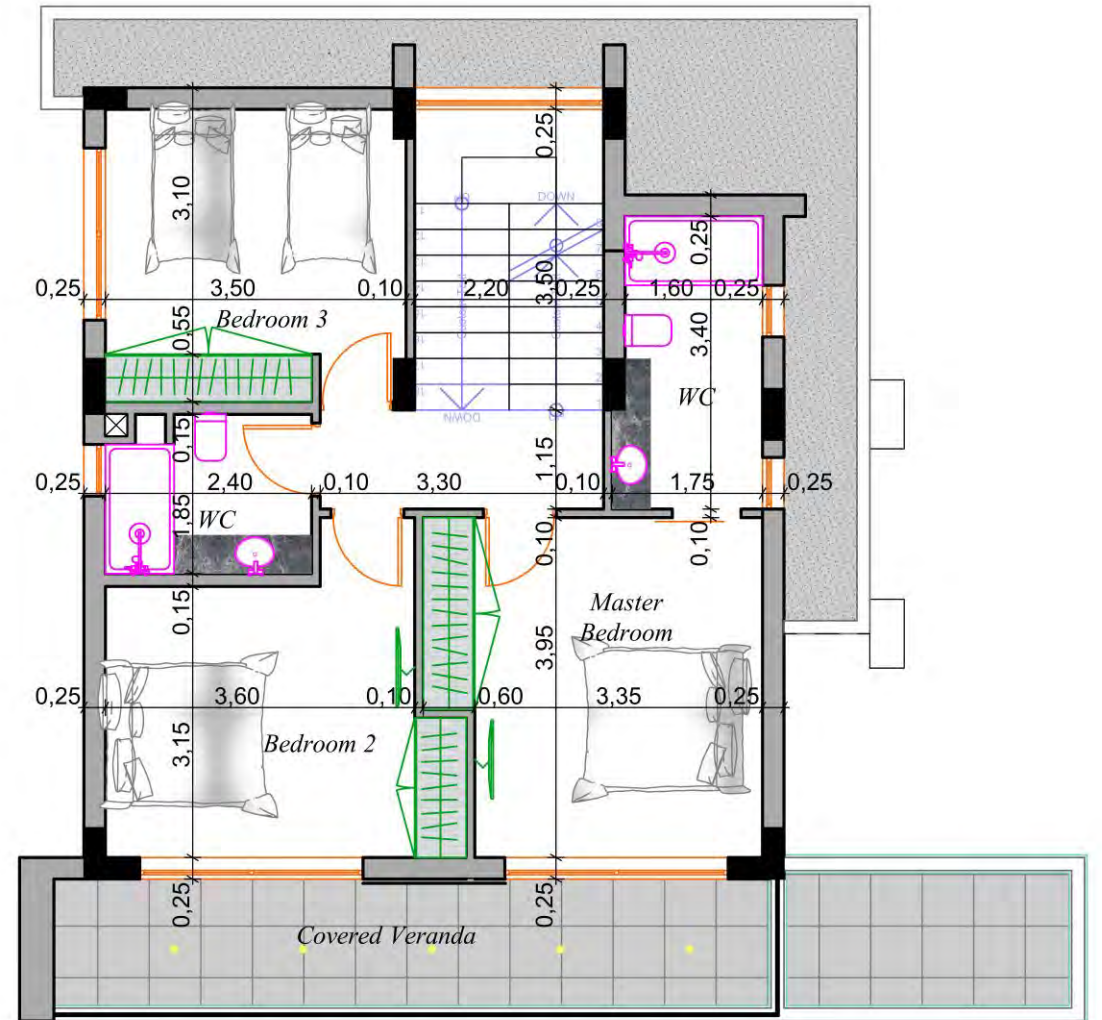








0. Ground Floor 1:100



1. 1st Floor 1:100









Bay View  
Villas 3

TYPE C





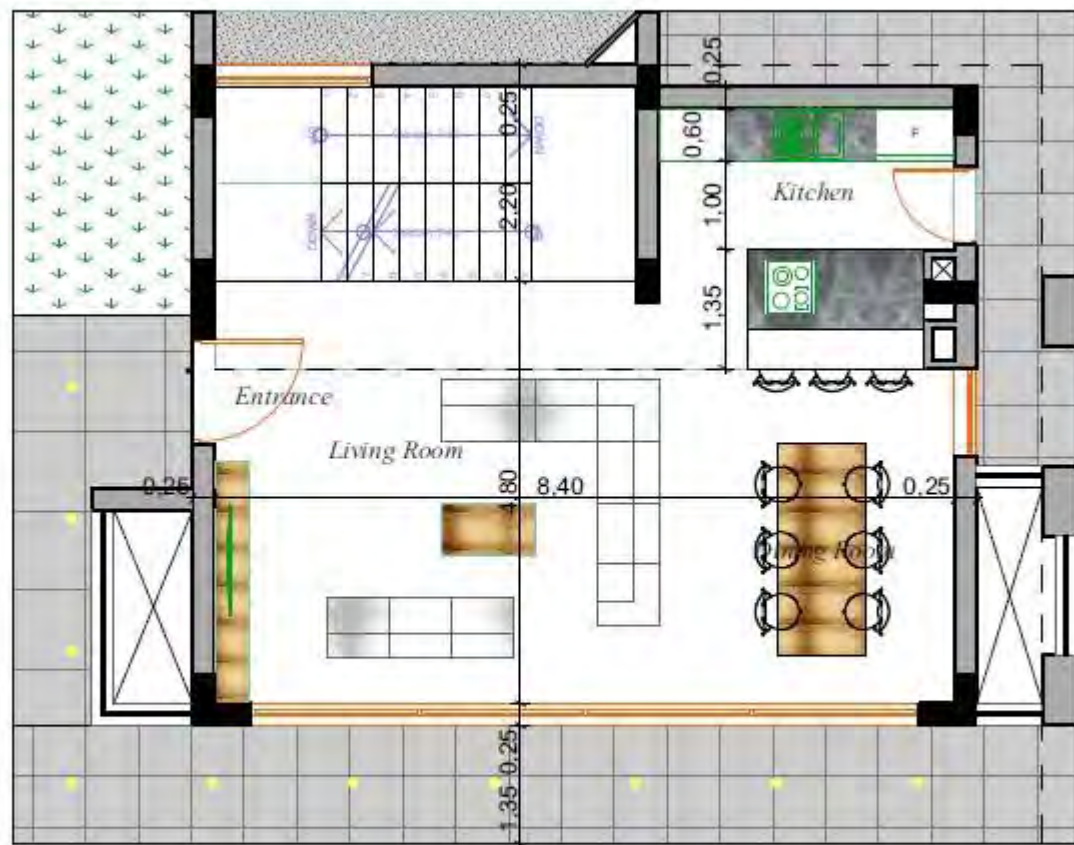




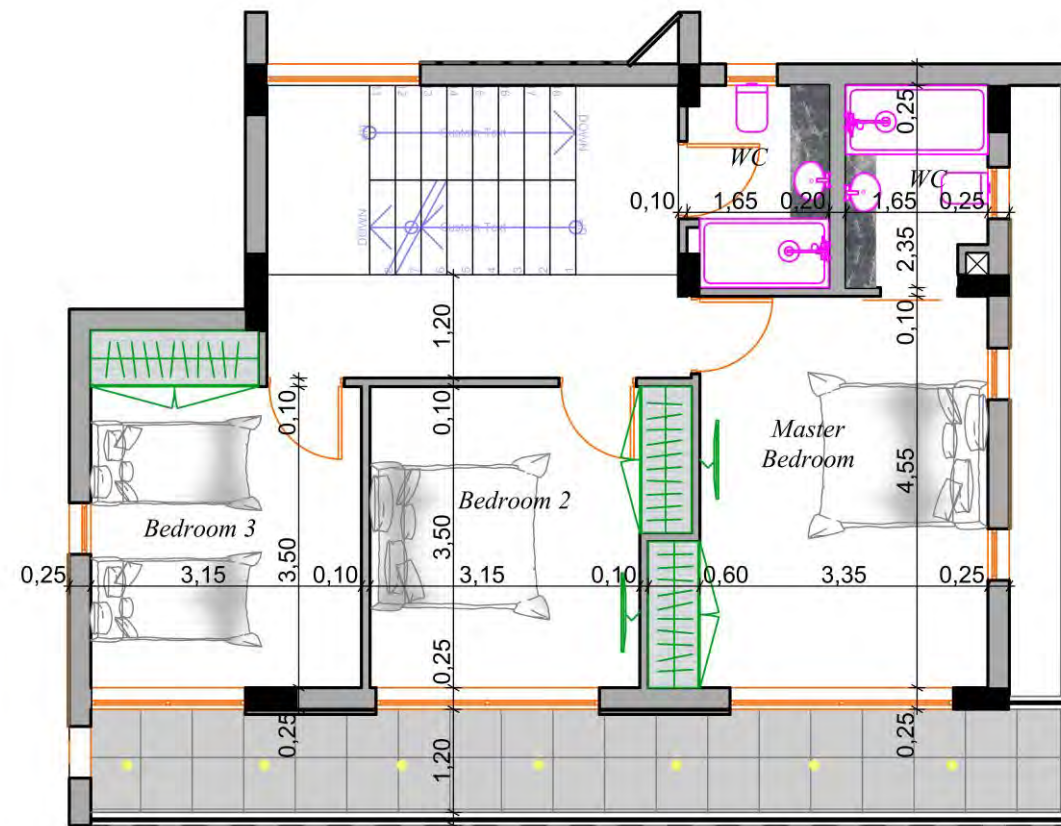








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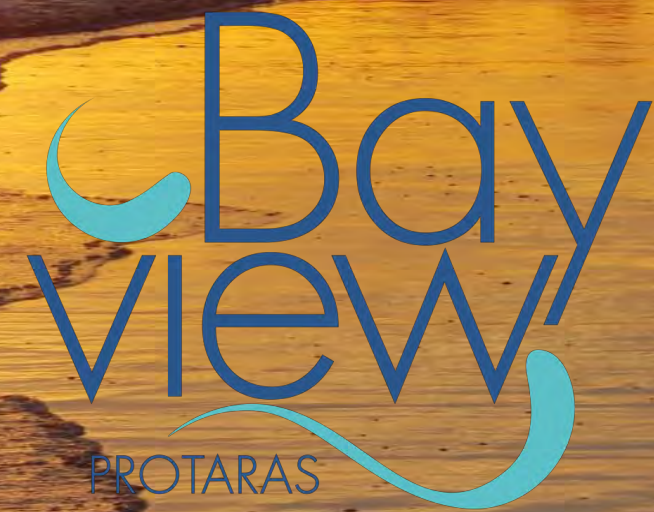












One destination is never a place,  
But a new way of seeing things.

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