

SE
ME
LI

HOLIDAY VILLAS



SEMELI
Private
Villas

THE PROJECT

WHY SEMELI PRIVATE VILLAS

SEMELI PRIVATE VILLAS is a project situated in the cosmopolitan seaside resort of Protaras, renowned for its award-winning beaches ranking among the best in Europe. Positioned in the popular and rapidly developing area of Pernera, and near the new Paralimni Marina, this stunning development embodies luxury under the reputable name of Giovanni Homes, the largest construction company in the Famagusta District. Comprising 18 opulent villas, SEMELI PRIVATE VILLAS presents an excellent opportunity for both investment and home ownership. The residences boast clean, minimal geometric lines, showcasing a distinctive design and elevated aesthetics evident in the natural tones of both interiors and exteriors. Each villa features a private swimming pool, garden, and a roof garden with captivating sea views. The ground-floor covered terraces seamlessly merge indoor and outdoor spaces, establishing an inviting environment to enjoy the Mediterranean climate of Cyprus all year round. Explore the allure of SEMELI PRIVATE VILLAS, where Giovanni Homes meticulously combines prime locations with an unwavering commitment to quality and design.





15

16

SEMELI
Private
Villas

CHARACTERISTICS

THE
PROJECT

BEDROOMS: **3**

COVERED AREAS: **126m²**

COVERED VERANDAS: **20m²**

ROOF GARDEN: **34m²**

PLOT SIZE: **305m² - 420m²**

INTERIOR





AERIAL VIEW





GENERAL
LAYOUT



GROUND
FLOOR



FIRST
FLOOR



ROOF
GARDEN



TYPE
B

/ PLANS - SEMELI PRIVATE VILLAS, GIOVANI HOMES



**GROUND
FLOOR**



**FIRST
FLOOR**



**ROOF
GARDEN**







SEMELI PRIVATE VILLAS



/ THE LOCATION - **SEMELI PRIVATE VILLAS**, GIOVANI HOMES

PROTARAS - PERNERA

Protaras the cosmopolitan seaside resort!

Protaras, translating to 'to first see,' earns its name by offering the first sunrise in Europe. Nestled in the southeast of Cyprus and part of Paralimni city, this tourist haven seamlessly blends modern development with pristine natural beauty. Renowned for its unique beaches and crystal-clear waters, Protaras stands out as a popular destination in Europe.

Pernera your new neighborhood!

One of the most popular areas of Protaras is Pernera. A highly developed area, which has the advantage of being very close to the centre of Protaras and some of the best beaches in Cyprus. At the same time, it offers direct access to the motorway leading to the other cities of Cyprus and to Larnaca.



THE LOCATION



WHO WE ARE

THE COMPANY

/ THE COMPANY - SEMELI PRIVATE VILLAS, GIOVANI HOMES

WHO WE ARE

Welcome to the world of GIOVANI HOMES - a construction company that has been making dreams come true since 1986. Our company has grown to become the biggest employer on the South East Coast of Cyprus, and we take pride in every project we have developed and delivered.

Our team has successfully delivered more than 100 projects, and we are currently working on 20 more. With over 5000 homes delivered successfully, we have become a trusted name in the construction industry in Cyprus. We believe that every family deserves to have a home they love, and we strive to make this a reality for each and every one of our clients.

At GIOVANI HOMES, we are committed to supporting the local community. We believe that we have a responsibility to give back to the community that has given us so much. That's why we have been supporting the local community for over 33 years that we are very proud to be part of.

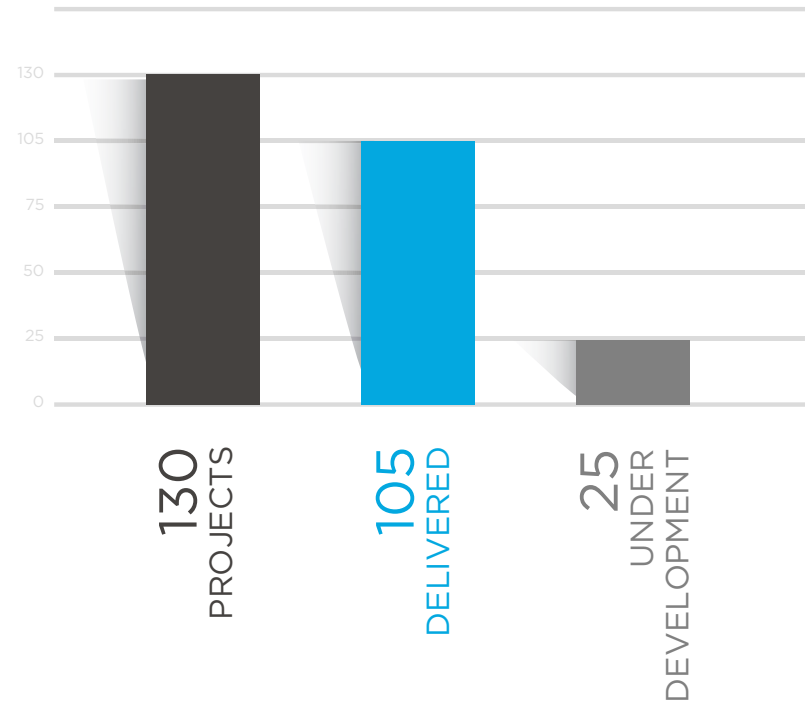
We are also committed to operating under ISO STANDARDS for Quality, Environment, Health & Safety. This means that we take every precaution to ensure that our construction sites are safe for our workers and our clients. We believe that



quality and safety should never be compromised, and we hold ourselves to the highest standards.

At GIOVANI HOMES, we understand that building a home is not just about bricks and mortar. It's about creating a space where families can grow and create memories. We take pride in every home we build, and we are committed to deliver to the highest standards.

So if you're looking for a construction company that is committed to quality, safety, and the local community, look no further than GIOVANI HOMES. We are here to make your dreams a reality.





HIGH RENTAL YIELDS

**With the leading vacation rental suppliers
of the South East Cyprus.**


Real estate industry experts are in no doubt that the property market in Cyprus is experiencing a welcome upturn. Despite the difficulties of the past, the market is beginning to experience new buoyancy and this is clearly reflected in the confidence of leading developers such as Giovanni Group.


With so many projects already under construction and numerous completed builds, it is abundantly clear that the industry is on the verge of a new growth spurt. While no one can argue that prices did fall in previous years, this has only served to create some great opportunities for any astute investors who are prepared to grasp them.


Investing in buy-to-let property in Cyprus, whether as a means to finance a personal holiday home purchase or as an intentional investment strategy, now makes extremely sound sense.

Apart from the obvious and hectic expansion in the Island's tourism industry, EU membership can only be good news for property buyers and investors in Cyprus and the country's expedient recovery from its financial difficulties speak for themselves. Through creating a more stable financial environment and ushering in positive reforms within the real estate industry, EU membership is certain to be a major contributing factor in this continuously improving sector.

Concerning holiday locations, Cyprus has a huge advantage over the competition, where EU visitors are concerned both in terms of freedom of access and European standards. The warm climate, friendly people and low crime, all contribute towards making our country one of the most attractive holiday destinations.


TOP
BUY-TO-LET
DESTINATION


4 MILLION
VISITORS IN 2022


20,231
NUMBER OF TOURIST
ACCOMMODATION KEYS
INCLUDING LISTED
& NON LISTED


LEADING
RENTAL COMPANY
IN SOUTH EAST
CYPRUS


MANAGING
MORE THAN
200 PROPERTIES
GUARANTEED
RENTAL YIELDS

villas2let.com.cy



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**ALL OUR AVAILABLE
PROJECTS FOR SALE**





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