



IMPERIAL JADE VILLAS

PROTARAS

The height of luxury seaside living



St. Chara Developers leads a time-honoured journey as a reputable property developer and an experienced constructor of residential, commercial, and resort real estate since 1983.

The company came together in Nicosia in 1986 with a mission to meet rising demand in urban and vacation housing while staying adaptable to shifting living attitudes, family-unit paradigms, and realty agglomerations.

As a family firm, we take pride in decades of proven track records, commitment to deliver, and passion for growth. To qualify our results, we work with high-skilled engineers, experienced architects and talented designers who deliver above and beyond.

For 35 years, we come together as a high-calibre team of professionals that follows due diligence, best-professional-practises, and know your client approach.





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Nestled in the heart of the Mediterranean, the sun-soaked island of Cyprus is a paradise of golden coasts and crystal waters, sprinkled with the emerald green of mountain peaks and the honey-vanilla tones of breathtaking sunsets.

Its evocative history and traditions harmoniously intertwine with modern European charm to give the island a unique character of both customs and the contemporary, making it a premium sunshine destination.

It is no wonder then that even Aphrodite herself – the Ancient Greek Goddess of Love – chose the island, and once you discover Cyprus, you too will undeniably fall in love with all its beauties and bounties...

Cyprus

An Island Blessed with Beauty



An unsurpassed level of luxury

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The stunning Imperial Jade Villas are a true island dream designed for luxury leisure. Located just 250 metres from the sea, the panoramic sea views across the bay of Protaras - one of Europe's premier coastal locations - can be enjoyed from different levels of these pioneering properties. Their distinctive design and the tranquillity of the exclusive private complex combine to beautifully create a lifestyle that is reserved only for the discerning few.





IMPERIAL JADE VILLAS | ST CHARA DEVELOPERS LTD

Pretty Protaras has always been a popular destination thanks to a combination of attractive elements that come together to create the perfect sunshine location, attracting record-breaking numbers of visitors. And with an influx of investment and the ongoing innovations of the municipality, the resort's status is being propelled to new heights of demand, which make its properties a sought-after acquisition.

Located on the southeast coast of Cyprus, Protaras is ranked as having some of the island's most beautiful and internationally renowned beaches, which are characterised by crystal clear waters and soft, white sands. Recipients of Blue Flag and other quality awards, these are the crème de la crème of coasts. The resort itself is thriving and bustling and part of Paralimni municipality. Both areas offer every convenience and amenity, from world-class cuisine and elegant drinking and dancing establishments, to family-themed activities, cultural sights and access to Ayia Napa. Larnaka International Airport is just a 40-minute drive.

The allure of Protaras



Distinctive in design, these 11, select villas are a cut above the rest. The careful creation of multiple leisure areas maximise the island lifestyle through a lush garden with private pool and sundeck on ground level, and an additional roof garden that brings endless vistas of the Mediterranean into these exclusive homes.

Each of the 3, 4 or 5-bedroom properties is accessed from the private road of the private complex and has its own private parking within the grounds of the property.

Benefitting from an ultra-contemporary design and the use of high-end materials and finishes, this is beautifully accented by the abundant use of floor-to-ceiling glass fronts that wrap around each level of the property, allowing natural sunlight and sea views to flood in.

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A sleek, modern and minimalist palette of smooth white and powerful black, interspersed with grey tones and the warmth of the natural wood make the open-plan layouts elegant and welcoming.

The ground level leads out into an oasis... sundeck with loungers, large pool and lush landscaping, whilst the pinnacle of these properties is the roof garden which continues the theme of glass fronted, light living. Here you will discover the perfect place to enjoy unrivalled sunset and sea views for quiet contemplative moments, or when entertaining guests within the generous, decked spaces.



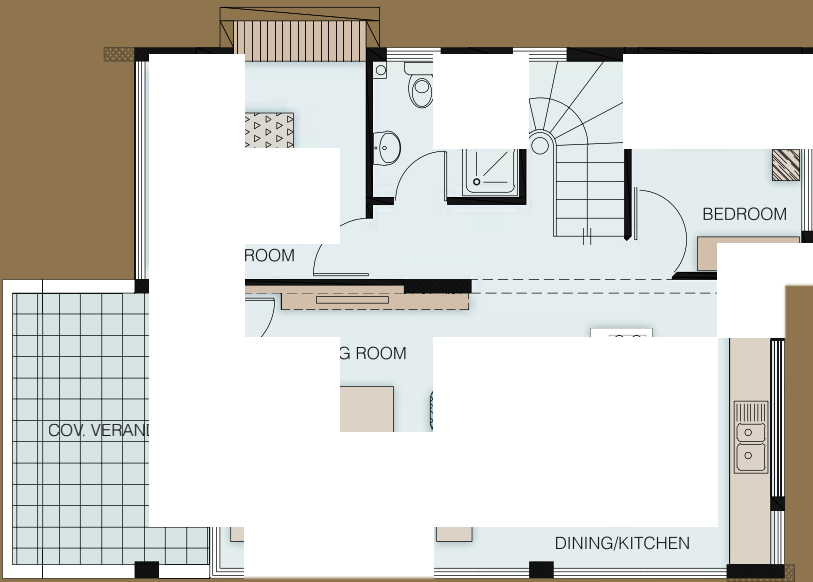
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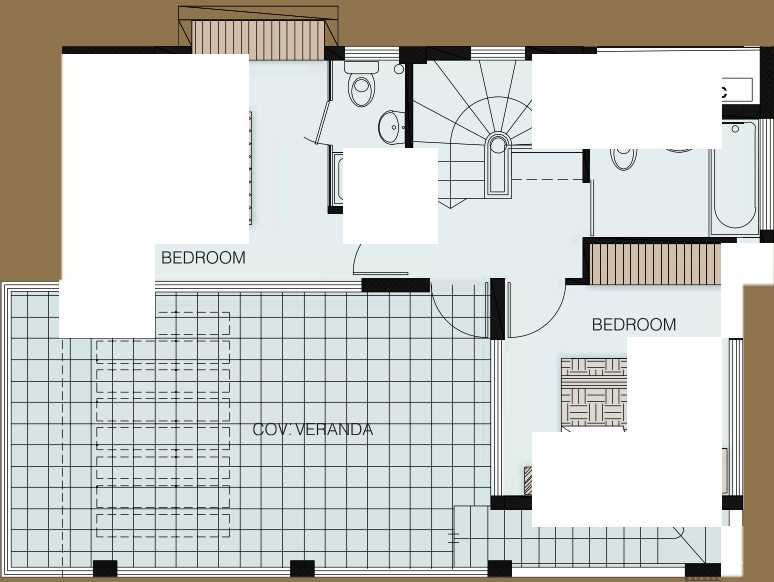


VILLAS 1-5

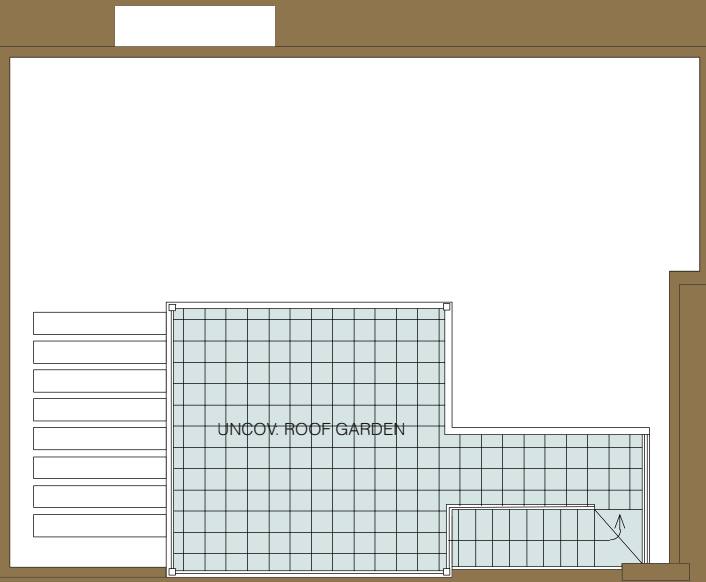




GROUND FLOOR



FIRST FLOOR



ROOF GARDEN

Villa No.	Type of house	Plot Area m²	Net Area m²	Sundry Area m²	Cov. Veranda m²	Uncov. Veranda m²	Roof Garden m²
V01	4 bed	256.78	120.00	6.00	30.00	14.00	21.30
V02	4 bed	225.77	120.00	6.00	30.00	14.00	21.30
V03	4 bed	308.75	120.00	6.00	30.00	14.00	21.30
V04	4 bed	227.75	120.00	6.00	30.00	14.00	21.30
V05	4 bed	247.92	120.00	6.00	30.00	14.00	21.30



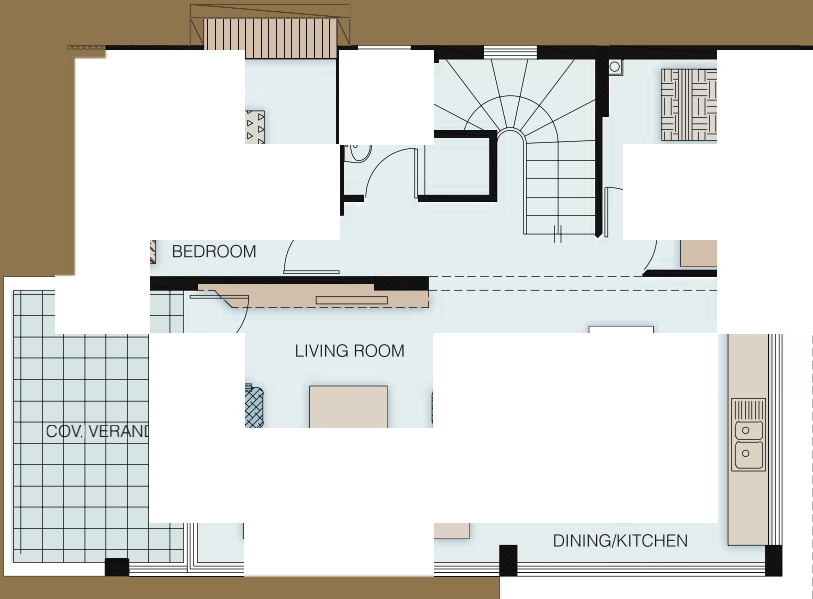
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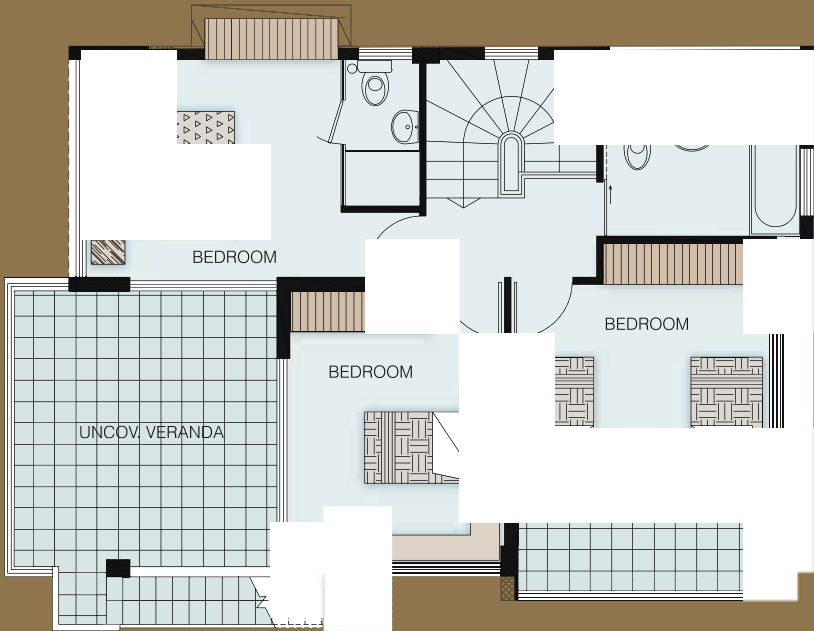


VILLAS 6-7

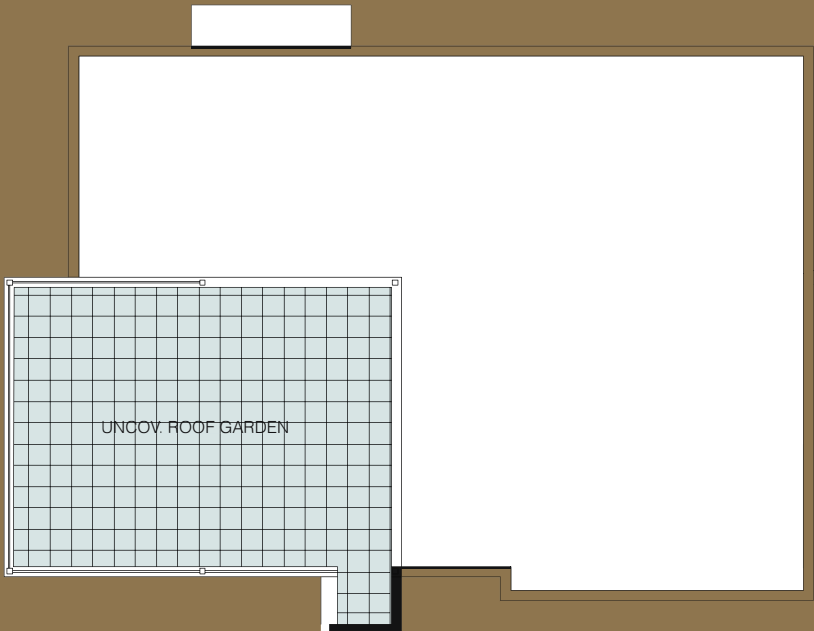




GROUND FLOOR



FIRST FLOOR



ROOF GARDEN

Villa No.	Type of house	Plot Area m²	Net Area m²	Sundry Area m²	Cov. Veranda m²	Uncov. Veranda m²	Roof Garden m²
V06	5 bed	435.20	141.00	12.65	34.35	-	26.50
V07	5 bed	379.35	141.00	12.65	34.35	-	26.50



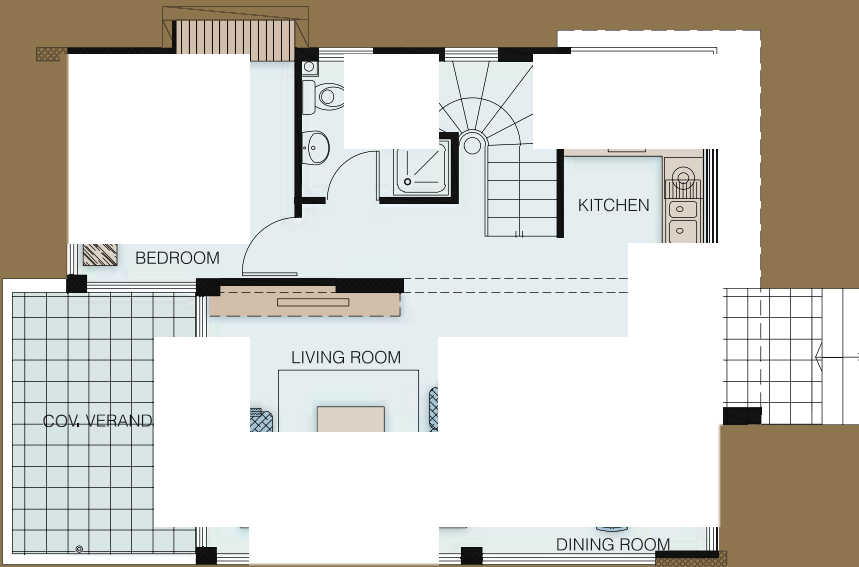
Type C

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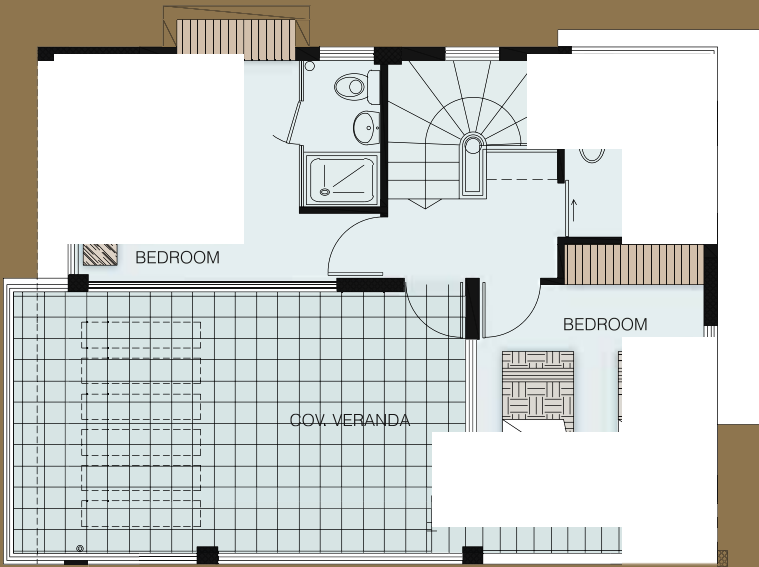


VILLAS 8-11

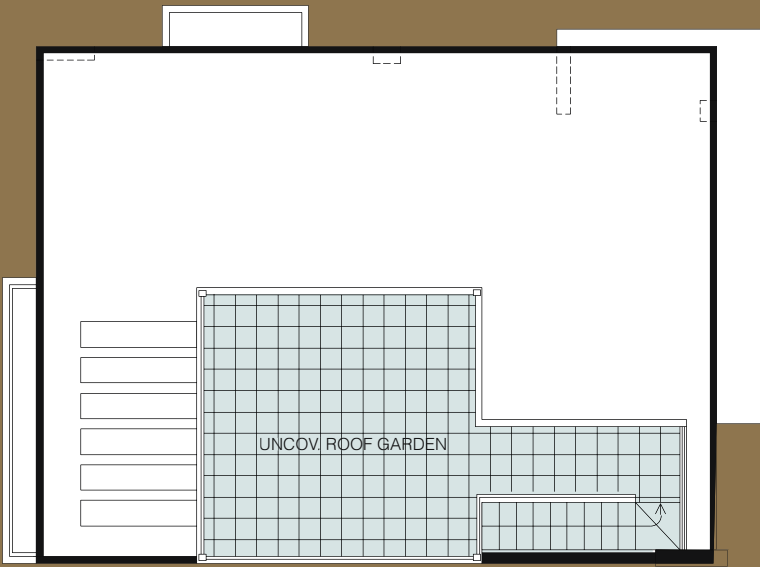




GROUND FLOOR



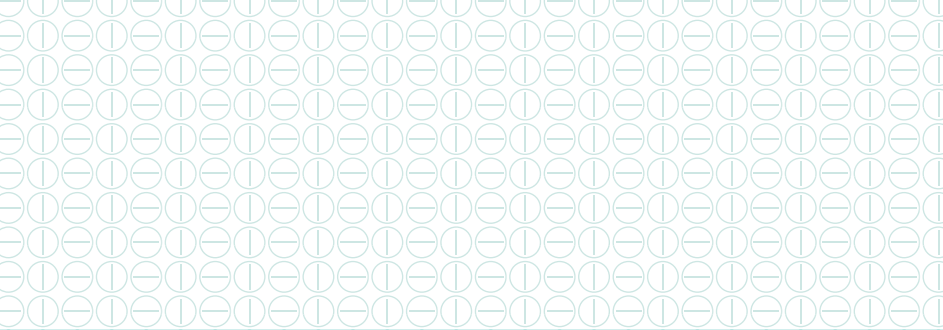
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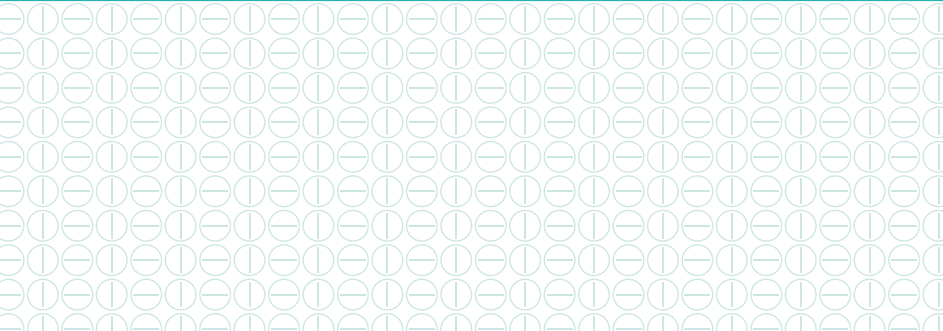
ROOF GARDEN

Villa No.	Type of house	Plot Area m²	Net Area m²	Sundry Area m²	Cov. Veranda m²	Uncov. Veranda m²	Roof Garden m²
V08	3 bed	271.52	110.00	10.25	27.20	11.60	21.30
V09	3 bed	219.95	110.00	10.25	27.20	11.60	21.30
V10	3 bed	190.04	110.00	10.25	27.20	11.60	21.30
V11	3 bed	249.54	110.00	10.25	27.20	11.60	21.30





With smart operation elements and the latest in energy efficiency and materials, Imperial Jade Villas make life beautifully simple, leaving time to enjoy the decadent leisure areas of the properties. The residences are as stunning as they are functional. No detail has been left to chance, with exterior and interiors of the highest specifications, and finishes and key pieces carefully sourced and selected from some of the world's leading premium lifestyle brands and designers.



Features at a glance



SPECIFICATIONS

Property Type
Detached Villas

Units: 11

Building Levels: 2

Bedrooms: 3-4-5

Bathrooms: 3

En-Suite Bedrooms: 2

Plot Area: 203-467 m2

Covered Area: 180-215 m2

Status: Off Plan

Vat: Applies

Parking: Uncovered

FEATURES

Energy Performance certificate (EPC) <A>

Luxurious quality finishes

Modern designs

Upgraded materials

Solar water heater

Pressure water system

Hot water recycling pump

Provision for air-condition (Split- units)

Provision for central underfloor heating

Optional roof Garden

Optional tiled swimming pool

Landscaping

Granite kitchen worktops

Granite stairs

Provision for photo voltaic panels

Three phase electricity

Closed gated project

Thermo insulated glass

Seismic standard reinforced concrete

Foundations and Frame

With reinforced concrete, according to the plans and static calculations, both planning and construction of the residences are being made meeting all seismic standards for Cyprus and the European Union.

Permanent Residence Quality
Citizenship Approved Project



The height of luxury seaside living



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