

## 3-bedroom Detached Villas for Sale in Pernera

**FOR SALE - € 556,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/250739>

Prop No. **250739**  
City: **Famagusta**  
Area: **Protaras**  
Bedrooms: **3 Bedrooms**  
Bathrooms: **3 Baths**  
Covered area: **153 m<sup>2</sup>**  
Covered Veranda: **19 m<sup>2</sup>**  
Plot: **308 m<sup>2</sup>**  
Title deeds: **After construction**  
Property Type: **Detached**  
Condition: **New**  
Delivery Date: **December 2026**

This project is located in the sought-after Pernera area of Protaras and it features 21 elegant villas, each with a private pool, garden, and rooftop terrace offering panoramic sea views. Just minutes from award-winning beaches, the upcoming Paralimni Marina, and key transport links. Only two available left.

Specifications:  
Provision for Air-conditioning  
Pressurized Water System  
Provision for Photovoltaics  
Satellite  
Sea View  
Thermal Insulation in the Walls  
Pool Shower  
Roof Garden  
Swimming Pool  
BBQ Area  
Car Port

Plot: 308-341 sqm  
Covered area: 153 sqm  
Covered veranda: 19 sqm  
Roof garden: 34 sqm

Completion expected: December 2026  
The 5% VAT regulations apply until December 2026

#### Property features

- BBQ Area
- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Garden
- Granite Worktop
- Guest W.C
- Intercom System
- Main Bathroom
- Open Plan Fitted Kitchen
- Outside Shower
- Photovoltaic Panels
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sea View
- Solar Panels

#### Mayfair Properties

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