

Luxury 4-Bedroom Villa for Sale in Pernera

FOR SALE - € 650,000 + VAT EUR



<https://www.mayfaircyprus.net/p/261354>

Prop No. **261354**
City: **Famagusta**
Area: **Protaras**
Bedrooms: **4 Bedrooms**
Bathrooms: **5 Baths**
Covered area: **168 m²**
Covered Veranda: **52 m²**
Plot: **376 m²**
Title deeds: **After construction**
Property Type: **Detached**
Condition: **New**
Delivery Date: **16 Months**

Ideally situated in the heart of Pernera, one of the most sought-after seaside neighbourhoods on the southeastern coast of Cyprus, this luxurious gated residential development enjoys a peaceful setting while remaining within easy reach of everyday amenities.

The property is within walking distance of the beautiful sandy beaches and Paralimni Marina, and just a 10-minute drive from Paralimni Town Centre.

The project comprises four luxurious 4-bedroom villas, thoughtfully designed to offer modern comfort, elegance, and privacy.

Set on a generous plot of 376 sqm, the villa offers 168 sqm of internal living space, featuring a spacious open-plan kitchen and living area, along with a guest WC on the ground floor.

The first floor comprises a master bedroom with an en-suite bathroom and two additional bedrooms, each benefiting from its own en-suite bathroom.

The second floor features a fourth bedroom with an en-suite bathroom, providing additional privacy and comfort.

The property further benefits from 52 sqm of covered verandas and a private roof garden of 45.6 sqm, offering inviting outdoor spaces for relaxation and entertaining.

The villa also features a private swimming pool, creating an ideal setting for enjoying the Mediterranean lifestyle.

A dedicated private parking space provides additional convenience.

The development is currently off-plan, with an estimated completion period of 16 months.

Property features

- Balcony
- Ceramic Flooring
- Double Glazing
- En-suite
- Granite Worktop
- Guest W.C
- Intercom System
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sea View
- Solar Panels
- Uncovered Parking

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