

# 3 Bedroom Villa in Pernera, Famagusta

For Sale : **€ 655,000**

**Description**
Three-bedroom detached villa set on a private plot of 401 m2 within an exclusive gated development of just eighteen villas in Pernera, Protaras. The villa offers approximately 139 m2 of covered internal area, 32 m2 of covered verandas, a 21.5 m2 roof garden and 25 m2 of uncovered verandas.

Arranged over ground and first floors, the villa provides three bedrooms and generous, light-filled living spaces that flow naturally to the outdoors. A private swimming pool and landscaped garden extend the living area, while the rooftop terrace adds a further outdoor retreat.

Contemporary architecture defined by clean lines and balanced proportions is paired with light-filled interiors, quality finishes and a design classified as energy class A.

Residents enjoy a private pool per villa, private parking, landscaped green areas and the security of a gated complex, just 700 metres from the new Paralimni Marina.

The location offers easy access to renowned Blue Flag beaches, with Pernera Beach around two minutes away, Protaras centre roughly ten minutes, and Larnaca International Airport approximately 35 minutes by car.

## Details

Property Type: **House**
Website

Status: **Available**

Unit Number: **15**

## Main Features

Property Subtype: **Mansion/Villa**

Construction Stage: **Off-plan**

Bedrooms: **3**

## Area

Covered Verandas: **32m²**
Plot Area: **401m²**

Uncovered Verandas: **25m²**
Total Area: **218m²**

Covered Area: **139m²**
Roof Garden Area: **22m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Private Swimming Pool

# Gallery















