



#10851

# Seaside 3 Bedroom Modern Villa in Perneria (10851)

📍 Perneria, Famagusta





€570,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 136.65 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		240.8 m <sup>2</sup>			
Status		Off plan			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A+			

## Description

Seaside 3 Bedroom Modern Villa in Pernera (10851)

PRICE : EUR 570.000 +VAT | Completion 18 moths after contract |

Located in an exclusive development in the northern Protaras neighborhood of Pernera, the villa is easy walking distance to shopping, restaurants, entertainment, and 3 beautiful beaches. The villa has a private pool surrounded by a walled garden with a patio for sunning and dining al fresco.

Inside is a large open-plan living area with a modern designer kitchen, a spacious dining area, and a salon looking out to the pool and garden. Upstairs find 3 large bedrooms, one with an en suite bathroom and two with a shared bathroom.

The villa is finished with imported tiles, stainless steel hardware, and European faucets. High quality double glazed aluminium windows and 5 cm insulation make the villa easy to heat and cool.



# Additional information

## Facilities

Aircondition, Provision

Parking, Uncovered

Storage

Gated complex

Pool, Private

Heating, Provision

Solar water heater

## Features

Balcony

Combined kitchen and dining area

Easy access to main roads

Entrance gate

Granite countertops

Investment opportunity

Near amenities

Pipe-in-pipe plumbing system

Rental potential

Veranda

Bright

Connected to electric mains

En suite shower

Entrance gate, automated

Guest WC

Luxury specifications

Near bus route

Pressurized water system

Shower

CCTV (provision)

Double glazing

Energy efficient doors/windows

Garden

Internal stairs

Modern design

Open plan

Quiet area

Thermal insulation

## Distances

Amenities

 300 m

Airport

 50 km

Sea

 700 m

Public transport

 900 m


Schools

 5 km

## Contact us



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