



#6132

# 3-Bedroom Villa in Pernerá – Protaras €375,000 + V.A.T. (6132)

📍 Pernerá, Famagusta

**€375,000** +VAT







# Overview

## Specifications

Bedrooms



3

Bathrooms



3

Covered

188 m<sup>2</sup>

Type	House
Toilets	3
Plot	260 m <sup>2</sup>
Status	Key ready

Year of construction	2023
Structure	Concrete
Facade	Concrete
Energy efficiency rating	A

## Description

3-Bedroom Villa in Pernera – Protaras €375,000 + V.A.T. (6132)

Located in an exclusive development in the northern Protaras neighbourhood 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.

### The Area

Located in the popular family resort of Protaras, the project is within easy walking distance of all the amenities required for a fun-filled holiday. This area has developed in recent years from a small farming village into a lively tourist and residential coastal resort and is also a popular area for retirees looking to live in Cyprus permanently.

Protarasis positioned between the adjoining resort of Konnos and the local town of Paralimni, both of which have plenty to offer for visitors to the area. Numerous sandy beaches and secluded coves line the coastline, with shallow, crystal clear waters, perfect for swimming with children and snorkeling. Watersports and eating facilities are also available at some of the larger beaches.

A good variety of restaurants, bars and shops can be found on the main avenue, many of which are open all year

# Additional information

## Facilities

Aircondition, Provision

Pool, Private

Outdoor shower

Solar water heater

Parking, Covered

## Features

Double glazing

Guest WC

Shower

Veranda, large

En suite bathroom

Near amenities

Spacious rooms

Walking distance to beach

Garden

Open plan

Thermal insulation

## Distances

Amenities



500 m

Airport



50 km

Sea



700 m

## Contact us



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