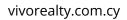




## BEAUTIFUL THREE BEDROOM DETACHED HOUSE IN PERNERA AREA

**•** Famagusta, Pernera

174865









Price	€445,000 +VAT <del>€520,000</del>	Туре	Detached Villa
Bedrooms	3	Bathrooms	3
Covered	130.5 m <sup>2</sup>	Covered veranda	15 m <sup>2</sup>
Uncovered veranda	8.22 m <sup>2</sup>	Plot	375 m <sup>2</sup>
Status	Under construction	Energy efficiency rating	А
Area	Famagusta, Pernera		

## Description

Located in the Protaras neighborhood of Pernera, this beautiful, modern villa is in a quiet development just off of the main tourist area, only 700 metres from Kalamies beach. Each aspect of the residence has been carefully finished to maximize living comfort, with large windows and outdoor living areas to complement the area's fantastic year-round weather.

Enjoy lounging by the private pool, surrounded by a garden of flowers and lush greenery. Enter through a seamless transition from outdoor to indoor living space and find a spacious open plan living area with full modern kitchen.

Upstairs find a master bedroom with private balcony overlooking the pool an an en-suite bathroom, with two more bedrooms sharing a family bath.

Additional details:

- . Verandas: 23.22 m<sup>2</sup>
- . Distance to Nearest Beach: 700 m
- . Distance to Food and Shopping: 300 m
- . Distance to Airport: 50 km
- . Distance to Private English School: 3 km
- . Distance to Protaras Marina: 1 km

Features:

- . Double-glazed Windows
- . Garden
- . Gated Community
- . Granite Worktop
- . Mosaic Pool
- . Privacy wall
- . Private Balcony
- . Private Pool
- . Provision for Air Conditioning
- . Sea View
- . Thermal Insulation
- . Walking Distance to Sea
- . Wooden Patio





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## Facilities

Aircondition, Provision Pool, Private

Features

Sound insulation Easy access to main roads Balcony Internal stairs Double glazing Modern design Walking distance to beach Roof Garden Parking, Uncovered Gated complex

Thermal insulation Easy access to highway Garden Mosaic tiles Veranda Sea view Near amenities