



VIVO  
REALTY



## THREE BEDROOM VILLA WITH POOL IN KAPPARIS

 Famagusta, Perneria

181188





<b>Price</b>	€479,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	3	<b>Covered</b>	141 m <sup>2</sup>
<b>Uncovered veranda</b>	13 m <sup>2</sup>	<b>Plot</b>	308 m <sup>2</sup>
<b>Status</b>	Off plan	<b>Area</b>	Famagusta, Pernera

## Description

Three bedroom villa situated in the heart of the idyllic area of Protaras – Pernera

The villa embodies elegance and luxury and have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villa have a private swimming pool, roof terraces (optional) and beautiful garden that gives you the experience of an everyday getaway right at home.

Also offers a modern kitchen, smart living and dining area which have easy access to the private pool. First floor accommodates of 3 cosy bedrooms with ensuit bathroom in the master bedroom. To top it off, there is an optional roof terrace with a barbeque area which will be the perfect area for taking in a fabulous Protaras sunset.

Feature property that is built to the highest of standards using the most innovative construction methods and durable materials. These property have been designed with the discerning buyer in mind offering 3 bedroom accommodation which provides the ideal living environment for both permanent residency and a holiday home.

The property is really in an idyllic spot. The famous Protaras area is only five minutes away. The area is famous for the beautiful summer days it offers to its visitors. It is noteworthy that the Marina of Paralimni, which is under construction and is expected to greatly upgrade the life of the area, is only a 2-minute drive and it is also easily accessible by foot.

The beautiful neighbourhood of Kapparis is at a distance of 2 minutes by car. In the Kapparis area you can find all you need to satisfy all the needs of everyday life. Also, the Paralimni town area is only 4 minutes by car. In these two areas you can find all amenities available the whole year round, such as shopping, restaurants, hospitals and pharmacies, private and public schools and all Public Organizations.

Along the coastline of the Famagusta area, that have been many popular beaches awarded with blue flags. Some of them are the famous, awarded Fig Tree bay which is only 5 minutes away and Ayia Triada beach which is set at a distance of 700 m. The villas are located in a central location which gives you access to all the beaches in the area.

Ayia Napa, one of the most iconic tourist destination in Cyprus is only 10 min away. Optionally you have the added benefit whenever you like leave the quiet and peaceful life of Protaras and in just a few minutes join the vibrant, cosmopolitan lifestyle of Ayia Napa!



### Office Properties

Office Administrator

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## Facilities

Aircondition, Provision

Pool, Private

Solar water heater

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## Features

Easy access to main roads

Bright

Double glazing

Rental Potential

Modern design

Near amenities

## Floor plans

VILLA Nr	11	3	141m <sup>2</sup>	13m <sup>2</sup>	Optional	320m <sup>2</sup>	Included
VILLA Nr	12	3	141m <sup>2</sup>	13m <sup>2</sup>	Optional	308m <sup>2</sup>	Included

