

4-BEDROOM VILLA IN THE PERNERA AREA OF PROTARAS

€ 530 000

Property Code:	A10734	Type:	Sale - House/Villa
Location:	Famagusta - Pernera	Internal Area:	151 m ²
Plot Area:	450 m ²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2001
Status:	Resale		

Property features:

Air Conditioning	Central Heating	Covered Parking	Fireplace
Garden	Jacuzzi	Pergola	Roof Garden
Sea View	Shutters	Storage	Uncovered Parking

Description:

4-Bedroom Villa in the Pernera Area of Protaras for Sale

Charming 4-Bedroom Villa with Roof Garden in the Pernera Area of Protaras - close walking distance to sandy beaches!

The owners are open to a part exchange with an apartment, subject to price adjustments.

Nestled in the sought-after area of Pernera in Protaras, this beautifully maintained family home offers the perfect blend of comfort, style, and Mediterranean charm. Boasting four spacious bedrooms, this villa is designed for relaxed living, featuring a bright and airy layout with thoughtfully arranged spaces.

The ground floor includes a welcoming living area comprising a spacious kitchen with plenty of storage and worktop space, dining area and a cosy lounge with a lovely stone-built fireplace. Also, there is a convenient guest WC with a shower, and a versatile bedroom - ideal for guests or as a home office. Leading upstairs are three good sized bedrooms, one bedroom features an en-suite shower whilst the family shower room serves the two other bedrooms.

A true highlight of this property is the fabulous roof garden together with a jacuzzi, offering stunning views of the surrounding landscape and the sea - perfect for unwinding or entertaining under the stars.

Set on a large private plot, the outdoor space is a serene haven for enjoying the Mediterranean lifestyle. A lush garden with mature fruit trees and an automatic irrigation system ensures year-round greenery, while the pergola-covered veranda and additional shaded seating area with LED lighting provide the ideal spots for alfresco dining and relaxation.

This villa is equipped with a range of extras, including:
Aluminium window shutters for added privacy and shade
Ceiling fans & air-conditioning for year-round comfort

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Central heating (diesel) and a stone fireplace, ensuring warmth during the cooler months
Garage & storage room (fully equipped with handyman tools)

Perfectly positioned just a short walk from both Pernera and Protaras resorts, including shops, bars, restaurants, and the sparkling coastline, this property offers both convenience and tranquility. Whether you're looking for a family home, a holiday retreat, or an investment opportunity, this villa ticks all the boxes.

Don't miss the chance to own a piece of paradise in Protaras!



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