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<b>Property Code:</b>	A11249	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Triada	<b>Internal Area:</b>	152 m <sup>2</sup>
<b>Plot Area:</b>	438 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

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Sea View                      Swimming Pool

**Description:**

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## Luxury 3-bedroom villa for sale in Pernerera

The property features 3 spacious bedrooms and 2 modern bathrooms, offering comfort and functionality for both permanent living and holiday use. It boasts a total covered area of 152 sqm, along with a 33 sqm covered veranda—perfect for relaxing and entertaining.

Set on a generous 438 sqm plot, the villa includes a private swimming pool, ensuring privacy and a high standard of living. Ideally located just 100 meters from the sea, it is situated in one of the most sought-after coastal areas.

An excellent choice for investment or for those seeking a beautiful home by the sea.

**LUXURY VILLA 100M FROM THE SEA IN  
PERNERA**

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€ 940 000



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