

<b>Property Code:</b>	A11818	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Famagusta - Kapparis	<b>Internal Area:</b>	135 m <sup>2</sup>
<b>Plot Area:</b>	300 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>VAT:</b>	Monthly

**Property features:**

Air Conditioning	Furnished	Garden	Semi-Detached
Shutters	Swimming Pool		

**Description:**

### **3-Bedroom Villa with Private Pool in Pernerera - Just 300m from the Beach**

Located in the highly desirable area of Pernerera, this beautifully presented fully furnished 3-bedroom villa offers an exceptional opportunity for both permanent residence and investment. Just 300 metres from the sandy beaches and crystal-clear waters of Pernerera, the property enjoys easy access to restaurants, cafes, shops, and all local amenities.

Set on a 300m<sup>2</sup> private plot with a covered area of 150m<sup>2</sup>, the villa is designed for comfortable Mediterranean living. The spacious open-plan layout includes a bright living and dining area, a fully equipped kitchen, and a guest bathroom on the ground floor. Upstairs, there are three well-proportioned bedrooms, including a master bedroom with en-suite facilities. In total, the property offers three bathrooms, ensuring convenience and privacy for residents and guests alike.

The villa is offered fully furnished and equipped, allowing for immediate occupancy or rental operation. Outside, a private swimming pool is complemented by a generous sun terrace and outdoor seating areas, creating the perfect environment for relaxation and entertaining.

Combining an excellent location, modern comforts, and strong rental potential, this villa is an ideal holiday home, permanent residence, or investment property in one of Cyprus' most sought-after coastal destinations.

**Property Features:**

- Fully Furnished
- 3 Bedrooms
- 3 Bathrooms
- 150m<sup>2</sup> Covered Area
- 300m<sup>2</sup> Plot
- Private Swimming Pool
- Spacious Outdoor Areas
- Fully Equipped Kitchen
- Walking Distance to Amenities
- Only 300m from Pernerera Beach

## 3 BEDROOM VILLA WITH PRIVATE POOL IN PERNERA

€ 2 500 /month

Excellent Rental Potential  
Ideal for Holiday Home or Permanent Residence



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