

LUXURY 4 BEDROOM VILLA FOR SALE IN
PERNERA

€ 660 000

Property Code:	A12055	Type:	Sale - House/Villa
Location:	Famagusta - Perna	Internal Area:	192 m²
Plot Area:	409 m²	Bedrooms:	4
Bathrooms:	3	Year of construction:	2027
Status:	Off Plan	VAT:	+ VAT

Property features:

Covered Parking	Detached	Provision for Air-conditioning	Roof Garden
Sea View	Swimming Pool		

Description:

Discover an exclusive collection of just four detached villas in the sought-after coastal area of Perna. Designed with contemporary Mediterranean architecture, these elegant homes offer the perfect balance of luxury, comfort, and functionality, just **1km from the beach**.

Each villa has been thoughtfully designed to maximise natural light and seamless indoor-outdoor living, featuring spacious open-plan interiors, premium finishes, and private outdoor spaces ideal for relaxing or entertaining. The upper floor and impressive **50 m² roof garden** enjoy beautiful sea views, providing the perfect setting to unwind while embrace the Mediterranean lifestyle.

Set on a **409 m² plot** with **192 m² of total covered area**, each residence offers three spacious bedrooms, four modern bathrooms, a private swimming pool, landscaped gardens, and private parking. Built to high energy-efficiency standards, these villas combine exceptional quality with modern design in one of Cyprus' most desirable coastal locations.

Property Features:

- Exclusive development of only 4 detached villas
- 409 m² plot
- 192 m² total covered area
- 3 spacious bedrooms
- 4 modern bathrooms
- Private swimming pool
- 50 m² roof garden
- Sea views from the second floor and roof terrace
- Open-plan kitchen, dining and living area
- Private parking
- Contemporary architectural design
- High-quality finishes
- Energy-efficient construction
- Just 1km metres from the beach

Ideally located close to restaurants, cafés, the coastal promenade, and the new marina area, these

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exceptional villas offer an outstanding opportunity for permanent living, a luxurious holiday home, or a high-potential investment in one of the region's most desirable seaside destinations.



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