

Код Объекта:	10094	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Pernera Protaras	Площадь:	151 м ²
Участок:	333 м ²	Спальни:	4
Ванные:	4+	Год постройки:	2027
Статус:	С планов		

Особенности недвижимости:

Detached Swimming Pool

Описание:

Stunning 4-Bed, 4-Bath Villa on a Large Plot with Private Pool, Pernera-Protaras

Discover the perfect blend of modern luxury and family-friendly living in the highly sought-after area of Pernera-Protaras. This impeccable 4-bedroom, 4-bathroom villa is designed for those who appreciate space, privacy, and effortless indoor-outdoor living.

Property Highlights:

4 Double Bedrooms, one with its own **en-suite bathroom**

Spacious **covered veranda (23m²)** overlooking the private pool

Private swimming pool set within a generous **333m² plot**

Versatile **basement level**, ideal for guests or family

Prime location, just a **1.5km stroll** to the crystal-clear waters of Pernera-Protaras Beach

63km from Larnaca Airport (approx. 45-50 minute drive)

Step Inside:

The villa's intelligent layout is spread over three levels, offering exceptional flexibility.

The bright and airy ground floor features an open-plan living, dining, and modern kitchen area that flows seamlessly out to the covered veranda and sun-drenched pool terrace—the ideal setup for entertaining or relaxing with family.

Upstairs, you will find three of the four double bedrooms. The master suite is a true retreat, complete with its own luxurious en-suite, while the two additional bedrooms share a stylish family bathroom.

The Versatile Basement - A Home Within a Home:

A standout feature of this property is the fully self-contained basement level. It includes:

A **fourth double bedroom** with its own en-suite bathroom, offering complete privacy for guests, teenagers, or live-in family.

A **large additional room** with endless possibilities—perfect as a **home office, private gym, playroom, or cinema room**.

This space has independent access, making it an excellent opportunity for rental income (subject to necessary permits).

Outdoor Oasis:

Step outside to your own private sanctuary. The 333m² plot provides ample space for sunbathing, gardening, and al fresco dining. The private swimming pool is the centerpiece, surrounded by a sun-terrace perfect for enjoying the famous Cypriot sunshine.

The Location:

Nestled in a peaceful residential area of Pernera-Protaras, you are never far from the action. Enjoy the convenience of being just a short 1.5km (less than a 20-minute walk) from the stunning sandy beaches, vibrant seafront promenade, tavernas, and bars of Protaras. The property also offers excellent access to amenities, schools, and the highway network, with Larnaca Airport approximately 63km away.

This villa represents a rare opportunity to acquire a substantial, high-quality home in one of Cyprus's most popular coastal locations. It is an ideal permanent residence, holiday home, or investment property.

Contact us today to arrange a private viewing.

Key Details Summary:

Covered Area: 151m²

Plot Area: 333m²

Covered Veranda: 23m²

Bedrooms: 4

Bathrooms: 4

Pool: Private

Distance to Sea: 1.5km

Distance to Larnaca Airport (LCA): 63km

