

Property Code:	ar7689	Type:	Sale - House/Villa
Location:	Famagusta - Pernera	Internal Area:	125 m ²
Plot Area:	247 m ²	Bedrooms:	3
Bathrooms:	3	Year of construction:	2008
Status:	Resale		

Property features:

Air Conditioning	Barbeque	Covered Parking	Detached
Furnished	Garden	Outdoor Shower	Pergola
Shutters	Storage	Swimming Pool	Title Deeds on the Land

Description:

Beautiful 3 Bed Villa in Pernera, 850 meters from the Beach

A most beautiful and extremely well-looked-after villa in the popular resort of Pernera, within walking distance to the beach and the new Protaras Marina. The property is set in a small complex, with a private road and with a green area right behind it. On the ground floor, it is comprised by an open plan living area, dining area and kitchen and a guest WC. On the first floor, one finds the 3 bedrooms with the Master bedroom having an en-suite bathroom as well as a family bathroom. Two of the bedrooms have access to the large front balcony of the villa. In the outdoors, one finds pergola covered areas on both sides of the property. On the one side, the pergola covers the full length of the plot, offering great outdoor comfort for family dining and relaxation, as well as plenty of covered parking space. On the other side, the pergola offers covering to a large built-in barbecue with storage underneath and worktop, a washing up sink and an outdoor shower. The back of the property is nicely decorated by various plants and trees surrounding the large swimming pool. The entire plot, is covered by tiles, allowing for easy cleaning and maintenance of the property. A large government green area lays right behind the villa, allowing for privacy and quietness. The villa comes fully furnished and air-conditioned and key ready!! It has to be seen to be appreciated!!

Information: 3 Bedrooms 3 Bathrooms Covered Areas: 125 m2 Covered Veranda: 8 m2 Uncovered Veranda: 8 m2 Total Built Area: 141 m2 Plot Area: 247 m2 Pergola Covered Patio: 50 m2 Swimming Pool 6m x 3.5m Plot: 247 m2 Built: 2008 Fully Furnished Fully Air Conditioned Aluminium Doors/Windows Double Glazing Granite Kitchen Worktops Downstairs Guest WC En-Suite Master Bedroom Family Bathroom Outdoor Shower Solar Water Heating System Electric Water Heating Mature Gardens Outdoor Furniture Large Covered Pergolas Built-In Barbecue Areas Storage Areas Cul de Sac Next to Government Land (Cannot be Build Upon) Easy Access to Main Roads Easy Access to Highway Walking Distance to the Sea Walking Distance to All Amenities Walking Distance to Bus Stops 600 meters from the Protaras Marina 850 meters from the Beach 600 meters from Pernera Center Titles Deeds on Land

