



## Superb 3 Bed Villa For Sale in Pernerera Paralimni Cyprus Full Title



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 365,000

#### Location

Pays:	Chypre
Indicatif régional:	5296
Soumis:	11/07/2024

#### Description:

Superb 3 Bed Villa For Sale in Pernerera Paralimni Cyprus Full Title Deeds

Esales Property ID: es5554225

#### Property Location

Pernerera Avenue

Paralimni

Cyprus

5296

#### Property Details

Embrace the Cypriot Sunshine: Your Dream Villa Awaits in Pernerera



Imagine waking up to the gentle hum of the Mediterranean Sea and the warm glow of the Cypriot sun streaming through your window. Picture yourself lounging by a sparkling pool, the scent of jasmine filling the air, and the gentle breeze carrying whispers of adventure. This idyllic lifestyle can be yours with this exceptional, three-bedroom detached villa nestled in the heart of Pernera, Cyprus.

## Step Inside Your Oasis:

### Ground Floor:

- \* **Tranquil Master Suite:** Upon entering, you'll be greeted by a spacious downstairs en-suite bedroom, providing a haven of rest and relaxation. Recently insulated with 60mm Multipor insulation and replastered for optimal comfort, this tranquil retreat ensures a cool and peaceful environment year-round. New UPVC double-glazed windows and doors with 5-lever locks enhance security and energy efficiency.
- \* **Open-Plan Living:** The heart of the villa unfolds in the expansive open-plan living room, dining area, and kitchen. This light-filled space fosters a sense of connection and allows for effortless entertaining. Imagine preparing meals in the well-equipped kitchen while still being part of the conversation or unwinding in the comfortable living area after a day of exploration. Sliding doors lead out to the inviting seating area at the front of the property, perfect for enjoying your morning coffee in the gentle Cypriot sunshine.

### Upstairs Retreat:

- \* **Two Serene Bedrooms:** Ascend the stairs to discover two additional bedrooms, each offering a tranquil escape. Ample closet space ensures you have plenty of room to store your belongings, while the new UPVC double-glazed windows and doors with 5-lever locks create a secure and comfortable environment.
- \* **Shared Bathroom:** A conveniently located full bathroom serves the upstairs bedrooms, catering to the needs of family and guests.

## Unwind Under the Cyprus Sun:

### Outdoor Paradise:

Step outside and embrace the true magic of this villa. A sparkling heated swimming pool beckons for refreshing dips on hot summer days. Gather with loved ones for poolside barbecues, creating lasting memories in this idyllic setting. For those seeking shade, a comfortable seating area at the rear of the property offers a haven for relaxation. Imagine enjoying al fresco meals under the starlit sky or simply soaking up the warmth of the Mediterranean sun.

## Modern Amenities for Uninterrupted Comfort:

### Sustainable Solutions:

- \* **Solar Power:** This eco-conscious villa boasts a 4KW solar panel system connected to the power grid. Embrace the power of the sun and enjoy significant savings on your electricity bills while minimizing



your environmental impact.

\* Fiber Broadband: Stay connected with the world with high-speed 300mb fiber broadband internet. Work remotely with ease, stream your favorite shows, or stay in touch with loved ones back home – all at lightning speed.

Peace of Mind:

\* Recently Upgraded: The property has undergone recent upgrades, including insulation of the downstairs bedroom and lounge exterior walls, ensuring optimal comfort throughout the year. New UPVC double-glazed windows and doors further enhance energy efficiency and security.

Live the Cypriot Dream:

Pernera, a vibrant coastal town, offers the perfect blend of relaxation and adventure. Spend your days exploring idyllic beaches, indulging in delicious Cypriot cuisine at charming tavernas, or browsing through local markets filled with unique handcrafted treasures. For a touch of history and culture, explore ancient ruins and delve into the rich tapestry of the island's past. In the evenings, lively bars and restaurants offer a vibrant nightlife scene, while the gentle sound of waves creates a calming backdrop to your evenings.

Beyond Pernera:

Pernera's convenient location makes it the perfect base for exploring all that Cyprus has to offer. Venture further and discover the captivating city of Protaras, with its pristine beaches and bustling tourist scene. For a taste of history, head to the charming town of Ayia Napa, home to ancient monasteries and stunning coastal views. Nature enthusiasts can explore the Troodos Mountains, a haven of hiking trails, picturesque villages, and breathtaking scenery.

More Than Just a Villa, a Lifestyle Awaits:

This exceptional villa in Pernera is more than just a property; it's a gateway to a life infused with sunshine, relaxation, and endless possibilities. Imagine hosting barbecues with loved ones by the pool, enjoying starlit evenings on the terrace, or simply unwinding with a good book on a comfortable lounger. This villa embodies the essence of the Cypriot dream, offering a perfect haven for creating lasting memories and embracing a life of peace and tranquility. With its meticulous design, modern amenities, and prime location, this villa is truly your key to unlocking the magic of Cyprus.

## ABOUT THE AREA

Pernera, nestled along the southeastern coast of Cyprus, beckons travelers seeking a sun-drenched escape. This charming resort town offers a perfect blend of relaxation, adventure, and cultural immersion, making it an ideal destination for families, couples, and solo adventurers alike.



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Imagine yourself strolling along pristine, golden beaches, the crystal-clear Mediterranean Sea lapping gently at your feet. Pernera boasts a variety of beaches to choose from, each catering to different preferences. For those seeking a lively atmosphere, Kalamies Beach offers water sports, sun loungers, and beach bars. If tranquility is your priority, explore the hidden coves and secluded stretches of sand, perfect for a peaceful escape. No matter your choice, Pernera's beaches provide the ideal setting for soaking up the Cypriot sun, building sandcastles with loved ones, or simply unwinding with a good book.

Beyond the beaches, Pernera offers a vibrant energy. Explore the bustling tourist strip lined with charming cafes, tavernas serving delicious Cypriot cuisine, and shops brimming with local crafts and souvenirs. In the evenings, lively bars come alive with music and laughter, offering a taste of the town's nightlife. For a touch of history, delve into the rich tapestry of the region. Explore ancient ruins, wander through quaint villages, and discover hidden churches, each whispering stories of the island's fascinating past. Pernera's convenient location also makes it an ideal base for exploring nearby towns and attractions. Venture further and discover Protaras with its bustling tourist scene, Ayia Napa with its ancient monasteries, or the Troodos Mountains with their breathtaking landscapes.

Pnera's charm lies not just in its beauty but also in its welcoming atmosphere. Locals are known for their warm hospitality, ensuring an authentic Cypriot experience. Whether you're seeking a relaxing escape, an adventure-filled vacation, or a taste of local culture, Pernera offers something for everyone. So, pack your swimsuit, your sense of adventure, and get ready to experience the magic of this captivating Cypriot paradise.

#### A Perfect Base for Exploration:

Paralimni's central location makes it an ideal base for exploring the captivating island of Cyprus. Venture inland to discover the enchanting Troodos Mountains, a haven for nature lovers with its cascading waterfalls, picturesque villages, and historical monasteries. For a touch of history, explore the ancient city of Famagusta, a UNESCO World Heritage Site, where medieval fortifications and remnants of Venetian architecture offer a glimpse into the island's rich past. With its diverse offerings and convenient location, Paralimni promises an unforgettable Cypriot adventure.

#### MAiN FEATURES:

- \* 112m<sup>2</sup> of living space
- \* 222m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Heated Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Cyprus
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com



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## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 112 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/pZSsTS1LBqQ?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent](https://www.youtube.com/embed/pZSsTS1LBqQ?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autopause=2&wmode=transparent)

## Contact information

IMLIX ID: IX5.905.328

