

AV04

# Aurora Villas-AV04

📍 Perneria, Famagusta

€650,000 +VAT





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# Overview

## Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 168 m<sup>2</sup>

Type	<b>Detached Villa</b>
Plot	<b>376 m<sup>2</sup></b>
Covered veranda	<b>52.2 m<sup>2</sup></b>
Roof garden	<b>45.6 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>A+</b>

## Description

Aurora Villas is an exclusive residential project consisting of four luxury 4-bedroom villas located in Pernera, one of the most sought-after seaside neighbourhoods on the southeast coast of Cyprus. Set within a peaceful and quiet area, this boutique collection of homes combines modern architectural design with premium living spaces and Mediterranean lifestyle features.

### ? Property Highlights

Four independent villas, each with 4 bedrooms

Internal covered area: 168 m<sup>2</sup>

Covered verandas: 50 m<sup>2</sup>

Private roof garden: approx. 45 m<sup>2</sup>

Private plot sizes: approx. 385 m<sup>2</sup>

Every villa is thoughtfully designed with contemporary aesthetics, generous living spaces, and high-quality finishes that maximize comfort, natural light, and indoor–outdoor living.

### ? Outdoor Living & Amenities



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Gated complex

Parking, Uncovered

Pool, Private

Solar water heater

## Features

Central TV system

Combined kitchen and dining area

Double glazing

Easy access to main roads

En suite shower

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

High ceilings

Internal stairs

Investment opportunity

Luxury specifications

Modern design

Near amenities

Open plan

Quiet area

Rental potential

Roof garden

Sea view

Sound insulation

Thermal insulation

Tile flooring

## Distances

Amenities

 300 m

Airport

 60 km

Sea

 1 km

Public transport

 300 m

