

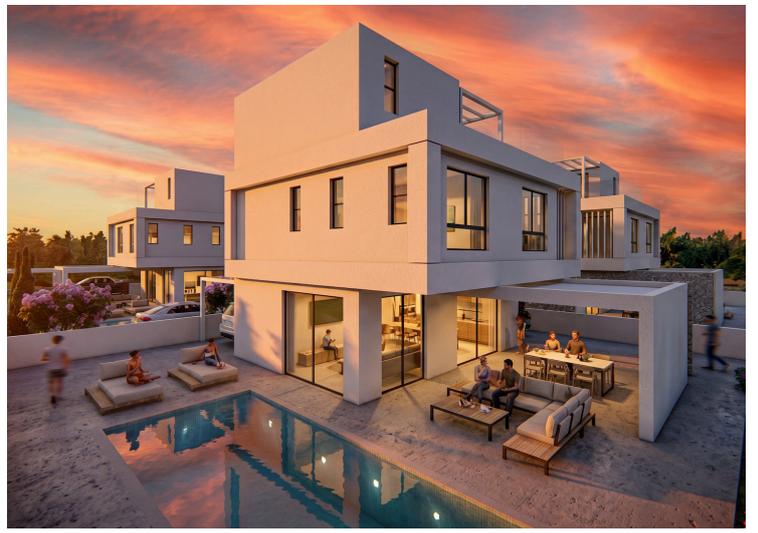
AV04

Aurora Villas-AV04

 Perneria, Famagusta

€650,000 +VAT





Overview

Specifications

Bedrooms



4

Bathrooms



4

Covered



168 m²

Type	Detached Villa
Plot	376 m²
Covered veranda	52.2 m²
Roof garden	45.6 m²

Status	Off plan
Year of construction	2026
Energy efficiency rating	A+

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 m²

Covered verandas: 50 m²

Private roof garden: approx. 45 m²

Private plot sizes: approx. 385 m²

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

Private swimming pool included in the price

Roof garden offering stunning views and outdoor entertaining space

Landscaped garden areas and private parking

Floor plans



Additional information

Facilities

Aircondition, Provision

Pool, Private

Gated complex

Solar water heater

Parking, Uncovered

Features

Central TV system

Easy access to main roads

Fitted wardrobes

Internal stairs

Modern design

Quiet area

Sea view

Tile flooring

Combined kitchen and dining area

En suite shower

Granite countertops

Investment opportunity

Near amenities

Rental potential

Sound insulation

Double glazing

Energy efficient doors/windows

High ceilings

Luxury specifications

Open plan

Roof garden

Thermal insulation

Distances

Amenities

 300 m

Airport

 60 km

Sea

 1 km

Public transport

 300 m