

QV01

# Quadro Villas- QV01

 Pernerera, Famagusta

**€660,000** +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 3

Covered

 132 m<sup>2</sup>

Type	<b>Detached Villa</b>
Toilets	<b>1</b>
Plot	<b>409 m<sup>2</sup></b>
Covered veranda	<b>62 m<sup>2</sup></b>

Roof garden	<b>50 m<sup>2</sup></b>
Status	<b>Off plan</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>A+</b>

## Description

Luxury Living. Limited to Four Exclusive Villas.

Experience contemporary Mediterranean living at Quadro Villas, an exclusive collection of just four detached residences located in the heart of Pernera, one of Cyprus' most desirable coastal destinations. Just 900 metres from the beach, these elegant homes combine modern architecture, generous outdoor spaces, and beautiful sea views from the upper level in a peaceful residential setting.

Designed for families, holiday homes, and discerning investors alike, each villa offers exceptional comfort, privacy, and quality.

### Property Highlights

Only 4 exclusive detached villas

Plot size: 409 m<sup>2</sup>

192 m<sup>2</sup> total covered area

3 spacious bedrooms

4 modern bathrooms

Private swimming pool included

50 m<sup>2</sup> roof garden

Sea views from the second floor and roof terrace

Open-plan kitchen, dining & living area

Private parking

Contemporary architectural design

High-quality finishes throughout

Energy-efficient construction

Just 900 metres from the sea

Close to restaurants, cafés, the coastal promenade and the new marina area. Pernera continues to attract both homeowners and investors thanks to its modern infrastructure, family-friendly atmosphere and strong demand for premium coastal properties.



# Additional information

## Facilities

Aircondition, Provision

Solar water heater

Parking, Garage

Pool, Private

## Features

Balcony

Double glazing

Elevated

Fitted wardrobes

High ceilings

Luxury specifications

Open plan

Rental potential

Sound insulation

Combined kitchen and dining area

Easy access to main roads

En suite shower

Granite countertops

Internal stairs

Modern design

Pipe-in-pipe plumbing system

Roof garden

Thermal insulation

Distressed property

Electric car charger (provision)

Energy efficient doors/windows

Guest WC

Investment opportunity

Near amenities

Quiet area

Sea view

Tile flooring

## Distances

Amenities



200 m

Airport



59 km

Sea



900 m

Public transport



200 m