



PERNERA

Boutique Villas

PERNERA- CYPRUS



Paralimni
Marina



Fig Tree
Bay



Boutique Villa

PERNERA- CYPRUS

The Area

PERNERA – PROTARAS

Stretching from Cape Greco to Kapparis, the coastline of Paralimni, with its spectacular white sandy beaches, pristine waters and picturesque rocky headlands, is one of the most popular tourist destinations of the island and, by far, the locals' favourite.

The project is located in the area of Pernera, which is roughly in the center of the coastal resort, and is within walking distance of restaurants, bars, and shops. It is also a short walk away from some of the resort's most sublime beaches, such as, Sirena Bay and Louma Beach (Golden Coast) and from the site of the new Paralimni Marina, a world class project which will, undoubtedly, become a landmark and add prestige to the area.

The center of Protaras, with its internationally acclaimed beaches, is approximately 1km to the west of Pernera

The two are connected by a well-designed waterfront walkway which is lit at night and offers spectacular sea views.

Further to the west, one can find Cape Greco National Park, an area of exceptional natural beauty, that is included in the Natura 2000 European network of protected natural areas for species of flora, fauna, birds and habitats. Unspoiled wilderness, scenic rock formations, sea caves and dramatic sea cliffs offer breathtaking views of the Mediterranean Sea, making Cape Greco one of the most beautiful spots on the island.

Last but not least, Kapparis, to the east of the project, with its sandy bays and hidden coves marks the edge of the Paralimni coastline.



Paralimni
Marina

Kalamies
Beach

Penera
Beach

Penera
Center

Protaras
Center





The Project

The project is an exclusive gated community of six modern villas with three bedrooms.

Each villa is exquisitely designed to the finest detail incorporating clean architectural lines and remarkably efficient use of all spaces.

With large plots of up to 469 m², each property affords a feeling of privacy and space.

We are renowned for only delivering outstanding properties with high end building specifications using the highest quality materials and this project is no exception.

Creating homes, not merely houses, is what we do. Therefore, we will offer you as much flexibility in the design as possible and a wide selection of alternative finishes so that your home will reflect your own taste and individuality.







The Villas

- **3 bedrooms:**
 - 1 en-suite master bedroom
 - 2 guest double bedrooms
 - **Spacious living and kitchen area**
 - **3 bathrooms/toilettes**
 - **Plot area:** up to 469 m².
 - **Building area:** 138 m²
 - **Optional roof garden:** 70 m²
- ✓ Modern design
 - ✓ Exceptional building specifications
 - ✓ Large private plots of land
 - ✓ A short walk away from the beach
 - ✓ A few minute drive from Paralimni





Special Features

Contemporary Design

Unique contemporary design with aesthetic architectural details which perfectly utilize all available spaces.

Building Specifications

Constructed with the highest quality materials and fine workmanship, our villas set new standards in quality offering:

- ✓ Earthquake resistant design complying with the latest Euro Codes.
- ✓ Energy efficient design featuring thermally insulating building materials, energy efficient aluminium profiles and double glazing, solar panels and photovoltaics.
- ✓ Sophisticated admixtures in the concrete and plaster mixes to reduce water permeability and improve durability.
- ✓ Elegant ceramic tiles, sanitary fittings, kitchen and wardrobe units.
- ✓ Glass balcony railings.
- ✓ HPL cladding.
- ✓ Pressurized water system.
- ✓ Ample electrical points and electric car charging provision.

Customization

We know the difference between a house and your home, therefore, we will offer you as much flexibility as possible so that you are fully satisfied with the result. Within the standard building specifications there is an extensive choice of luxury finishes, kitchen and wardrobe designs, colors and materials. The optional extras available include:

- ✓ Roof gardens.
- ✓ Swimming pools, external patios and garden landscaping.
- ✓ Basements and underground parking spaces.
- ✓ Home automation and security systems.
- ✓ Central heating and fireplaces.

Location

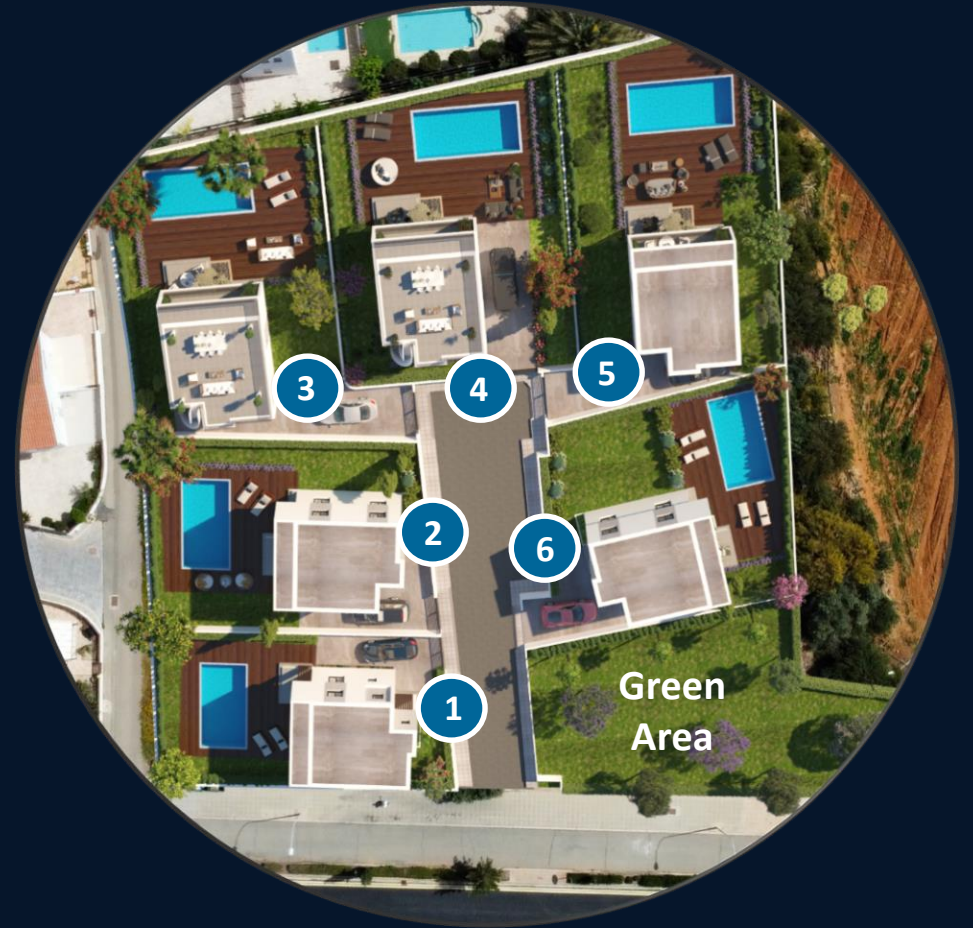
The project is within walking distance from the Paralimni Marina and the beaches, restaurants, bars and shops of Pnera. It is a few minute drive from Paralimni, a 10-minute drive from Ayia Napa and 40 minutes from the Larnaca International Airport.

Privacy and Security

Large plots of land of up to 469 m² situated within a private gated community offer enhanced privacy and security.



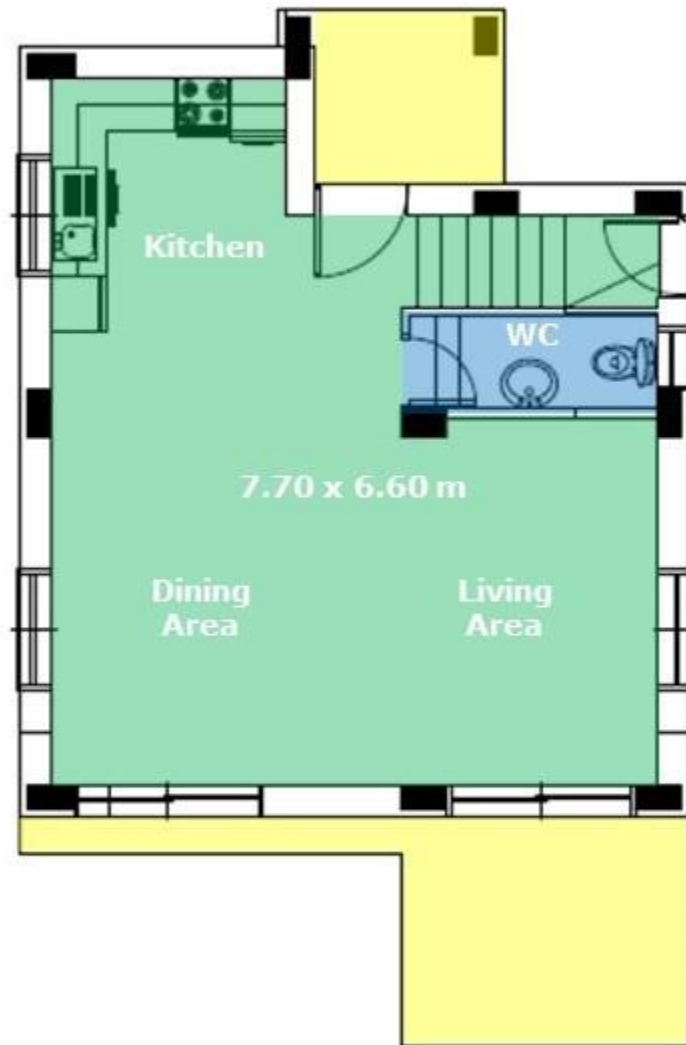
No.	Bedrooms	Type	Plot Area (m ²)	Building Area (m ²)	Roof Garden (m ²)
1	3	1	352	138	Optional
2	3	1	392	138	Optional
3	3	2	420	138	70
4	3	2	423	138	70
5	3	1	469	138	Optional
6	3	1	397	138	Optional



Notes:

1. The architectural drawings of this brochure are not drawn to scale and the dimensions and areas provided are for guidance only. For detailed information please refer to the approved architectural drawings.
2. Colors, materials and various features shown in this brochure are for illustration purposes only and may differ from the finished product. For detailed information please refer to the building specifications.
3. The information provided in this brochure might change at any time without notice.

Architectural Plans
GROUND FLOOR





Ground Floor

Ground Floor

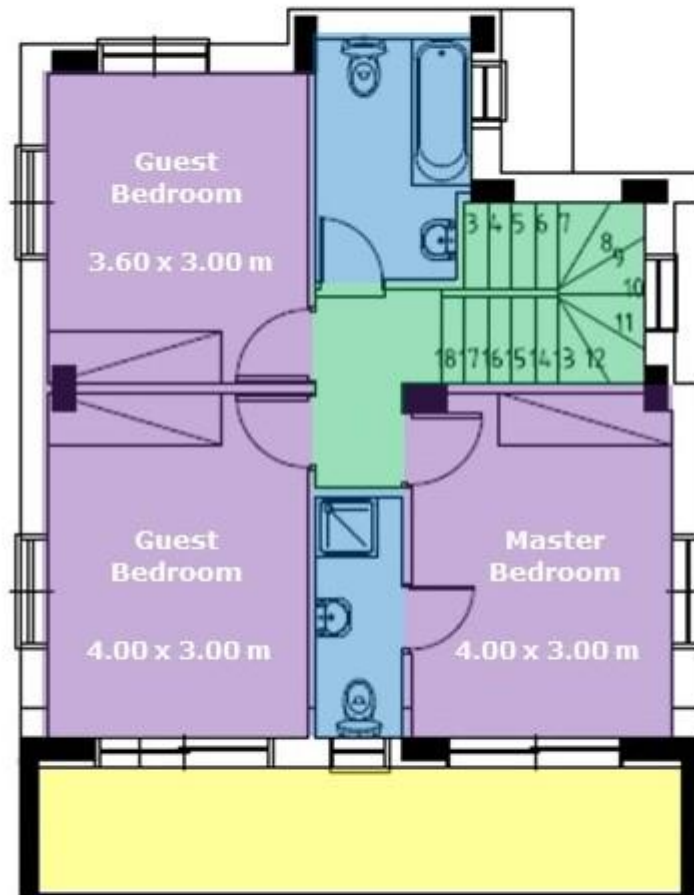




Ground Floor

Ground Floor





Architectural Plans
FIRST FLOOR

1st Floor



1st Floor





