



PREMIERE
PEARL



PREMIERE
PEARL
VILLAS



THE PROJECT

WHY PREMIERE PEARL VILLAS

Situated in the privileged area of Pernera in Protaras, lies the Premiere Pearl Villas project, a beacon of luxury and convenience. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernera's proximity to the Municipality of Paralimni ensures residents have easy access to essential public services, shopping centres, medical facilities, and schools, catering to all needs.

Offering a prime location mere minutes from the upcoming New Paralimni Marina set to redefine the Protaras area upon its completion in 2025, this project presents an excellent investment opportunity with high returns. The New Paralimni Marina will offer an array of dining and shopping options from the most luxurious and famous brands, as well as boat mooring facilities, destined to be a hallmark of Famagusta Region.

Comprising nineteen luxury three-bedroom residences, each boasting a private swimming pool, roof garden, and garden space, Premiere Pearl Villas epitomises sophistication and innovation. Crafted with meticulous attention to detail, these residences blend minimalist design with natural elements, creating an ambiance of timeless elegance. The seamless integration of indoor and outdoor spaces ensures year-round enjoyment of the terrace and garden, making Premiere Pearl Villas an ideal choice for both permanent residency and holiday escapes. With its tranquil yet centrally located setting, Premiere Pearl Villas offers residents a perfect balance between relaxation and convenience. Its proximity to the bustling tourist hub of Pernera, with many restaurants and services, as well as easy access to the highway, further enhances its appeal. Moreover, the project's close proximity to the upcoming Paralimni Marina presents a compelling investment opportunity with long-term benefits, promising residents a lifestyle of unparalleled luxury and comfort. Premiere Pearl Villas sets the standard for upscale living, where cherished moments are made, and memories are crafted.



PREMIERE
PEARL



THE PROJECT

BEDROOMS: **3**

COVERED AREAS: **135m²**

COVERED VERANDAS: **39m²**

PLOT SIZES: **289 - 360 m²**

ROOF GARDEN: **27m²**

COMPLETION: **DECEMBER 2026**



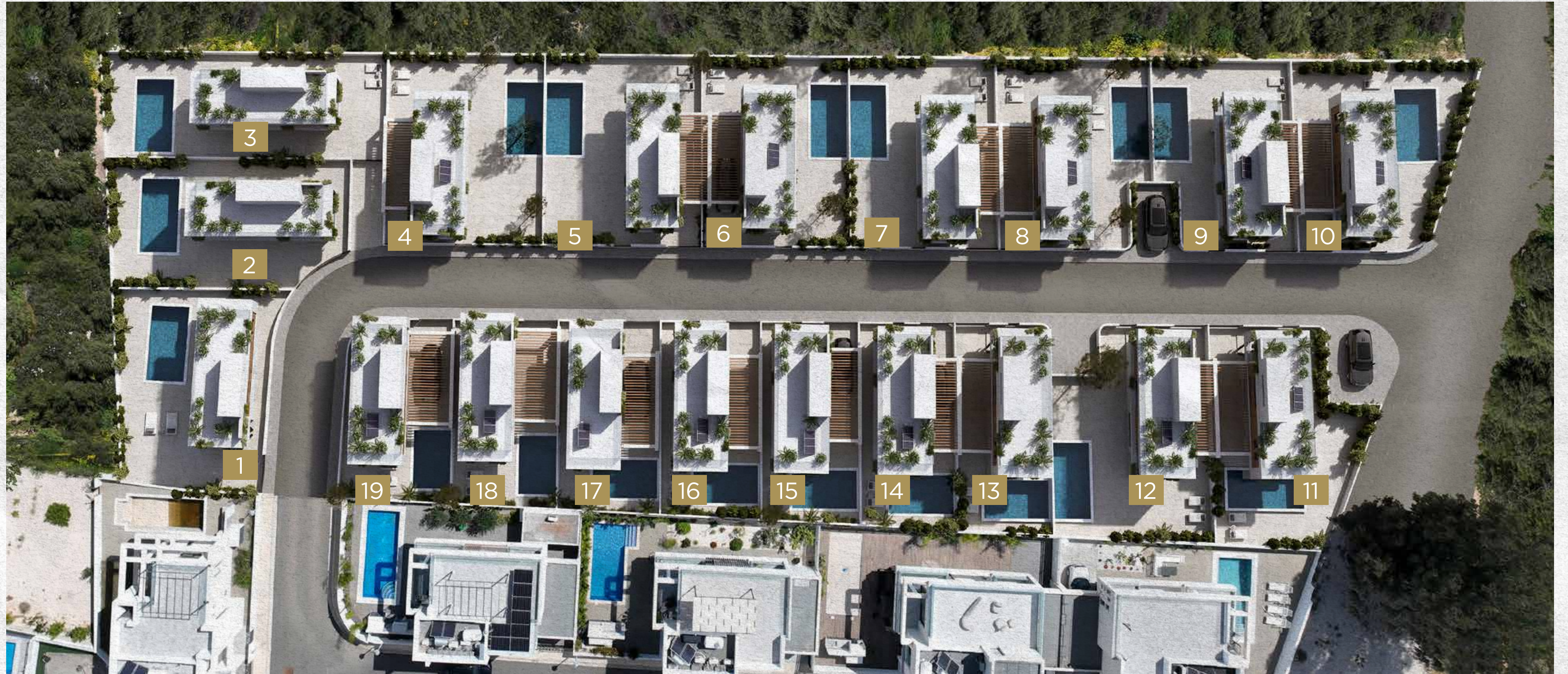




AERIAL VIEW



ARCHITECTURE PLANS



GENERAL LAYOUT





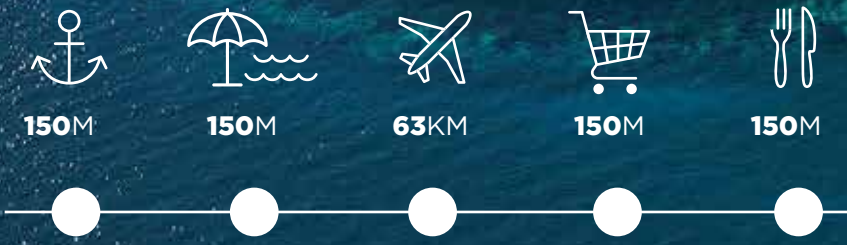
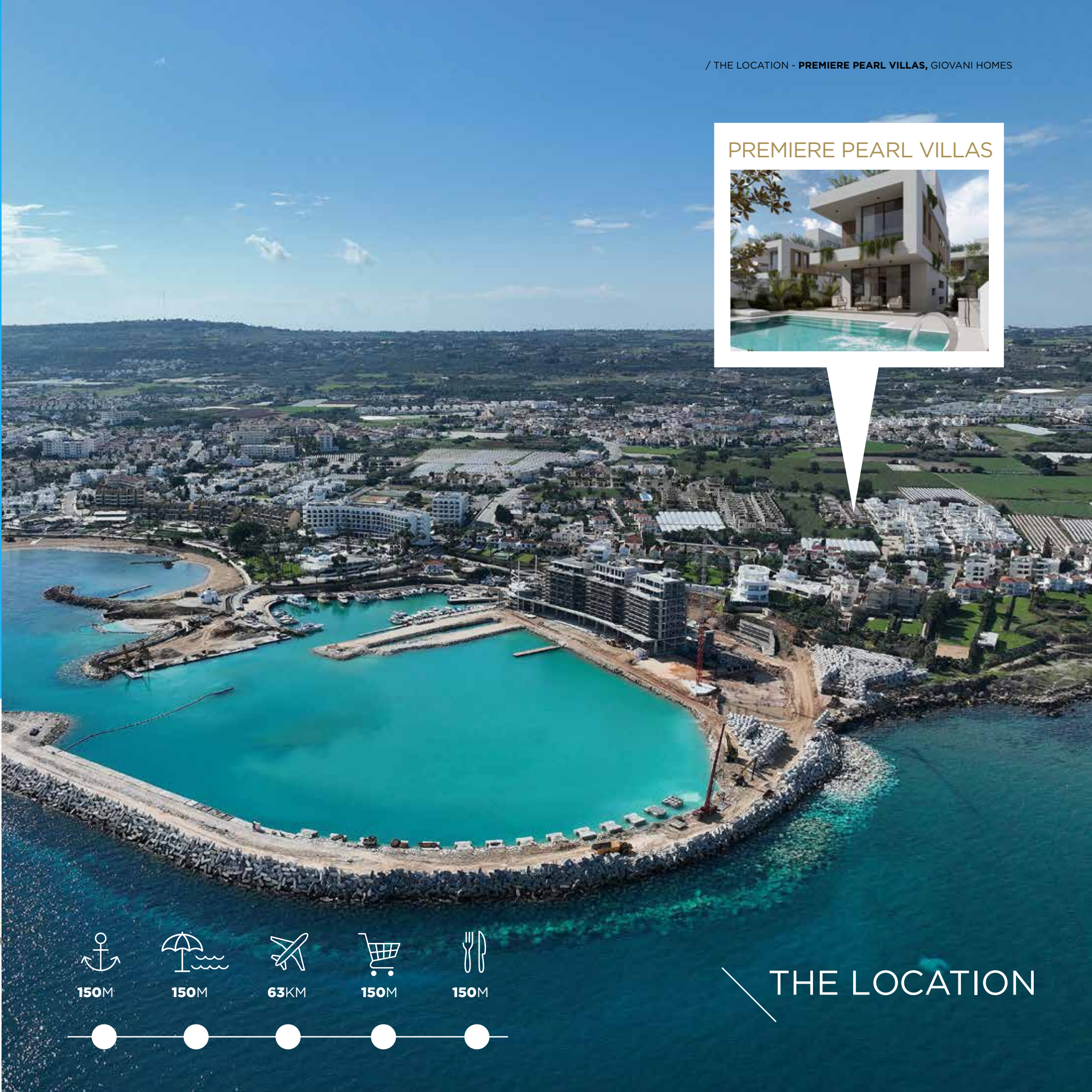
**GROUND
FLOOR**



**FIRST
FLOOR**

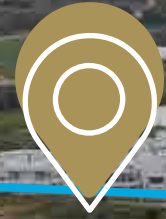







THE LOCATION

PREMIERE PEARL VILLAS



 **PROTARAS - PERNERA**
Protaras the cosmopolitan
seaside resort!

Protaras, translating 'to first see,' earns its name by offering the first sunrise in Europe. Nestled in the southeast of Cyprus and part of Paralimni city, this tourist haven seamlessly blends modern development with pristine natural beauty. Renowned for its unique beaches and crystal-clear waters, Protaras stands out as a popular destination in Europe.

**Pernera your new
neighborhood!**

One of the most popular areas of Protaras is Pernera. A highly developed area, which has the advantage of being very close to the centre of Protaras and some of the best beaches in Cyprus. At the same time, it offers direct access to the motorway leading to the other cities of Cyprus and to Larnaca International Airport.



THE COMPANY



WHO WE ARE

Welcome to the world of GIOVANI HOMES - a construction company that has been making dreams come true since 1986. Our company has grown to become the biggest employer on the South East Coast of Cyprus, and we take pride in every project we have developed and delivered.

Our team has successfully delivered more than 100 projects, and we are currently working on 20 more. With over 5000 homes delivered successfully, we have become a trusted name in the construction industry in Cyprus. We believe that every family deserves to have a home they love, and we strive to make this a reality for each and every one of our clients.

At GIOVANI HOMES, we are committed to supporting the local community. We believe that we have a responsibility to give back to the community that has given us so much. That's why we have been supporting the local community for over 33 years that we are very proud to be part of.

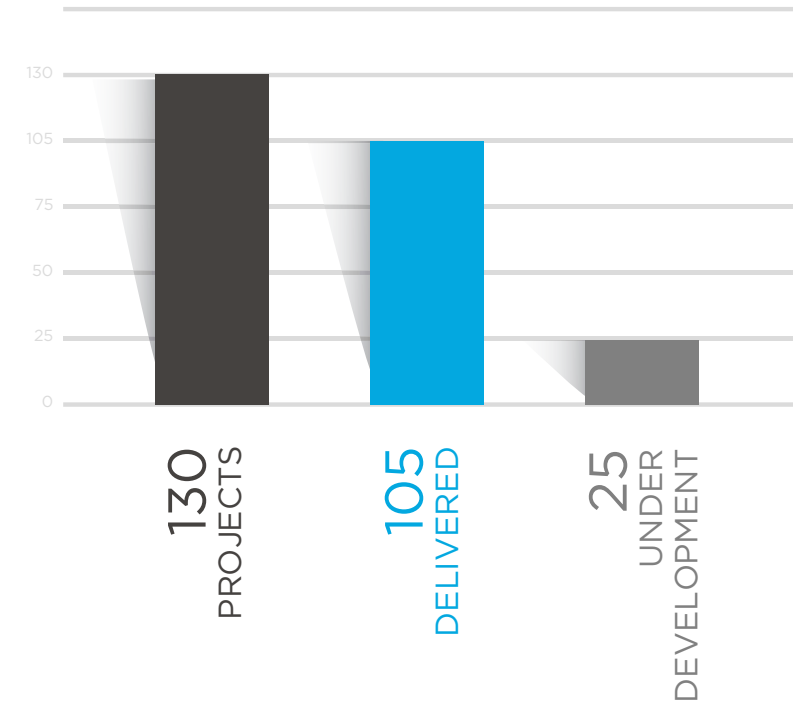
We are also committed to operating under ISO STANDARDS for Quality, Environment, Health & Safety. This means that we take every precaution to ensure that our construction sites are safe for our workers and our clients. We believe that



quality and safety should never be compromised, and we hold ourselves to the highest standards.

At GIOVANI HOMES, we understand that building a home is not just about bricks and mortar. It's about creating a space where families can grow and create memories. We take pride in every home we build, and we are committed to deliver to the highest standards.

So if you're looking for a construction company that is committed to quality, safety, and the local community, look no further than GIOVANI HOMES. We are here to make your dreams a reality.





HIGH RENTAL YIELDS

With the leading vacation rental suppliers of the South East Cyprus.

The property market in Cyprus is showing continuous signs of recovery and optimism, according to real estate industry experts. Leading developers such as Giovanni Homes have demonstrated their confidence by launching and completing a number of projects, indicating that the market is ready for a new phase of growth. Savvy investors want to benefit from the buy-to-let sector in Cyprus, which is boosted by a booming tourism industry.

Cyprus' EU membership has been a positive factor for property buyers and investors, as it has helped the country overcome its financial challenges and implement reforms in the real estate sector. EU membership also gives Cyprus an edge over other holiday destinations, as it offers easy access and European standards to EU visitors. The pleasant weather, hospitable people and low crime rate make Cyprus one of the most appealing holiday spots.

TOP
BUY-TO-LET
DESTINATION

+ 24,000
number of
people
accommodated
per year
in our premises

+ 4,000
bookings
per year

LEADING
RENTAL COMPANY
IN SOUTH EAST

MANAGING
300
KEYS

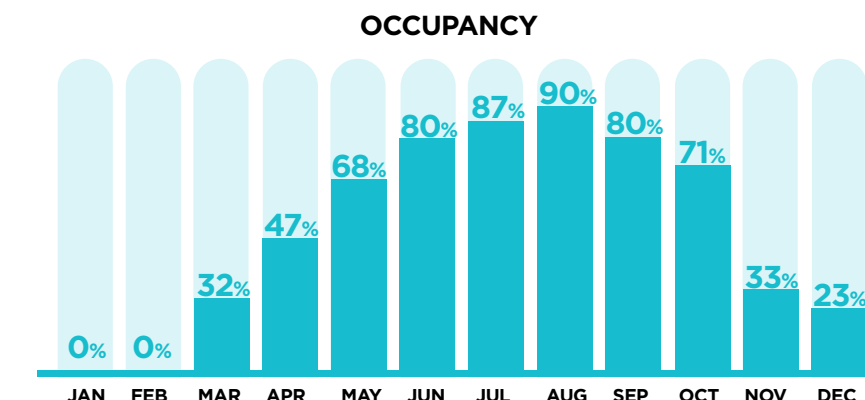


VISIT
VILLAS2LET
WEBSITE



Our Competitive Edge

One key strategy to maximize your success on home rental platforms is to leverage customer reviews and testimonials. Positive reviews can build trust with potential tenants and showcase the positive experiences of previous renters. Encourage satisfied tenants to leave reviews and testimonials to highlight the strengths of your property and your reliability as a landlord. Additionally, address any negative feedback constructively to demonstrate your commitment to improving the rental experience for future tenants. By utilizing customer reviews effectively, you can enhance your property's reputation and attract more quality tenants. This is our Niche at Villas 2 let which gives us a competitive edge in the rental market!





VIEW / DOWNLOAD

ALL OUR AVAILABLE
PROJECTS FOR SALE





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HOMES

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