

### 3 Bedroom House for Sale in Pernera, Famagusta District

A 3-bedroom, 2-bathroom detached villa with title deeds and a private swimming pool on a 265 m2 plot, located within a beachfront complex in the popular area of Pernera.

Set on a quiet one-way road, the villa opens into a spacious open-plan living and dining area, with a short partition wall separating the modern kitchen. Patio doors fill the living space with natural light and overlook the pool and sun terrace. The kitchen is spacious with pool views and direct access to the rear and side gardens, and includes a small dining table. The ground floor also offers a guest shower room with WC, built-in hallway storage and a cupboard under the stairs.

The first floor has 3 double...

#### Property Info

Covered Area **132**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **265**  
 Pool **Common, Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **245359**  
 Property type **House**  
 Construction Year **2001-2010**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Pernera Region: **Famagusta**

## Price: €499 000 + VAT

VAT for this property is **€24,950** or **€94,810**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€16 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 780.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€499 000 on May 30, 2026

















