

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

This is an exclusive gated community of six boutique 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 each property affords a feeling of privacy and space. With high end building specifications using the highest quality materials. FEATURES 3 bedrooms Villa 1 en suite master bedroom 2 guest double bedrooms Spacious living and kitchen area 3 bathrooms toilettes Optional roof garden 70 m2 Modern design Exceptional building specifications Large private plots of land A short walk away from the beach

#### Property Info

Covered Area	<b>138</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>392</b>
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#### Additional info

Reference Number	<b>VL24883</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

**Location:** Pernerá Region: **Famagusta**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 333.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€460 000 on Oct 31, 2023



