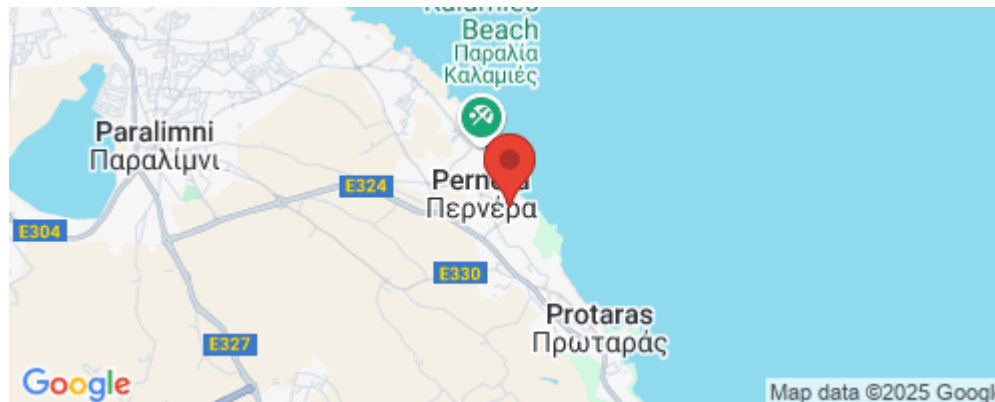


## 3 Bedroom House for Sale in Pernera, Famagusta District

Three Bedroom Detached Villa For Sale in Pernera, Famagusta - Title Deeds (New Build Process) This development comprises of 12 exquisite villas situated in the heart of the idyllic area of Protaras - Pernera. Each villa embodies elegance and luxury. The villas have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villas have a private swimming pool, roof terraces (optional) and beautiful gardens that gives you the experience of an everyday getaway right at home. The villas offer a modern kitchen, smart living and dining areas which all have easy access to the private pool. First floor a...



### Property Info

Covered Area

**141**

### Plot / Area Info

Plot area  
Pool

**300**  
**Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**ros004n3**  
**House**  
**Brand New**  
**2**

### Amenities

#### Location

**Location:** Pernera                      Region: **Famagusta**  
**Coordinates:** **35.029 / 34.042**

## Price: €515 000 + VAT

VAT for this property is **€25,750** or **€97,850**. 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>€3 652.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

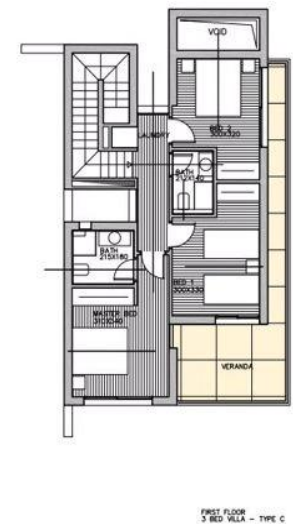
## Price change history

€485 000 on Dec 5, 2023  
 €444 000 on Feb 24, 2024  
 €479 000 on May 19, 2024  
 €490 000 on Oct 24, 2024  
 €515 000 on Mar 29, 2025





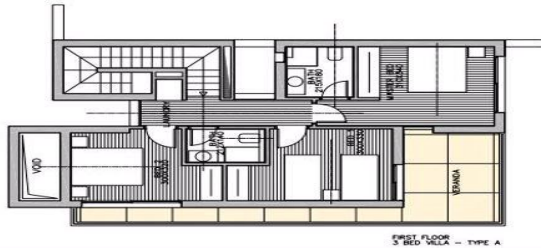




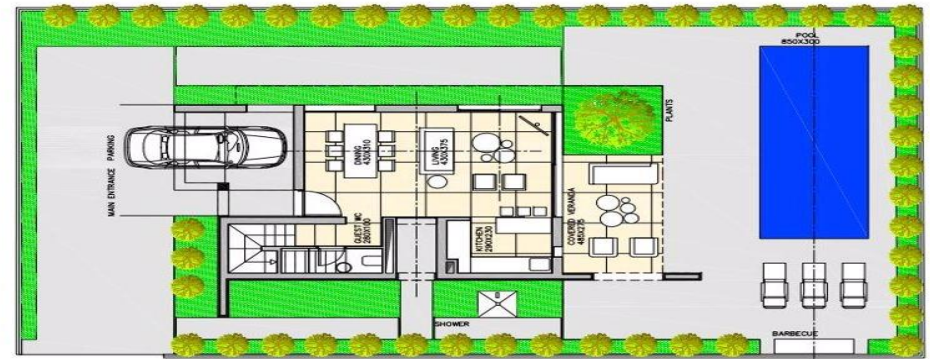


VILLA 8

GROUND FLOOR 3 BED VILLA - TYPE A

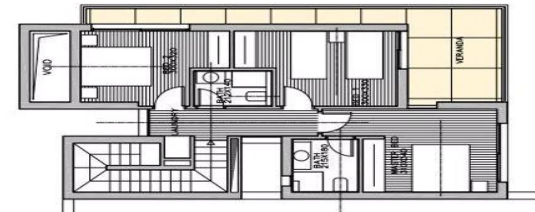


FIRST FLOOR 3 BED VILLA - TYPE A

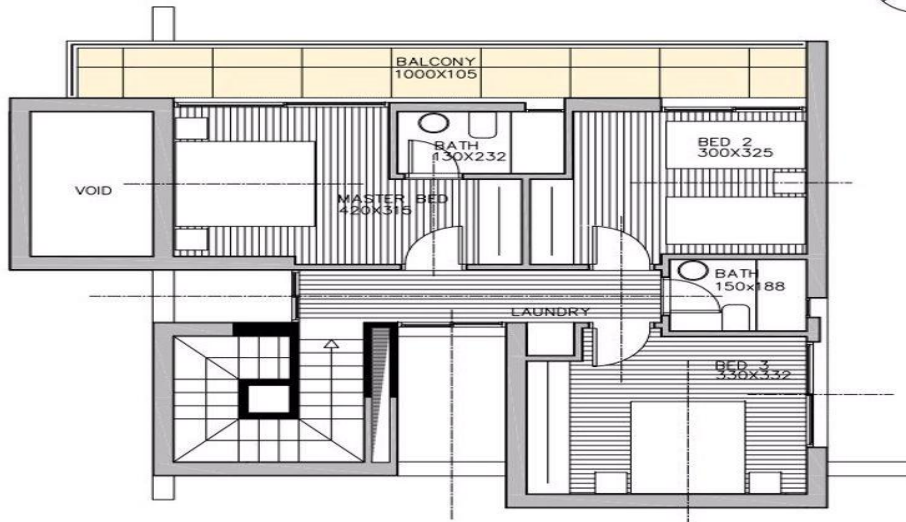


VILLA 10

GROUND FLOOR 3 BED VILLA - TYPE C



FIRST FLOOR 3 BED VILLA - TYPE C



VILLA 11

3 BED VILLA - TYPE D



VILLA 11

GROUND FLOOR 3 BED VILLA - TYPE D