

## 4 Bedroom House for Sale in Famagusta District

Welcome to the exquisite villas nestled in the heart of the idyllic area of Protaras - Pernera. This development presents twelve exclusive villas that epitomize elegance and luxury. With a unique modern design featuring clean lines and a light palette, these villas are crafted to fulfill your dream of the perfect home. Each residence boasts a private swimming pool and enchanting gardens, providing a daily retreat in an atmosphere of relaxation and comfort.

All villas offer a modern kitchen, smart living and dining areas which all have easy access to the terrace and private pool. First floor accommodates 4 cosy bedrooms, with an ensuite bathroom in the master bedroom. As a deli...



### Property Info

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**f2302**  
**House**  
**Brand New**  
**2025**  
**2**

Covered Area

**167**

Plot area

**410**

### Amenities

### Location

Region: **Famagusta**  
Coordinates: **35.0399 / 34.0258**

## Price: €650 000 + VAT

VAT for this property is **€41,763** or **€123,500**. 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>€3 892.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€650 000 on Mar 9, 2024













