

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

An exclusive enclave of 12 luxurious homes in the heart of Protaras – Pernerá. These villas exude elegance with their modern design, private pools, and optional roof terraces, offering a daily escape within your own sanctuary.

Each villa features a contemporary kitchen, smart living spaces, and seamless access to the private pool. The first floor hosts 3 or 4 cozy bedrooms, including a master suite with an en-suite bathroom. Option for a roof terrace with a barbecue area for unforgettable Protaras sunsets.

Built to the highest standards, the Villas promise durability and innovation in construction. Tailored for discerning buyers, these 3 or 4-bedroom residences are ideal for...

#### Property Info

Covered Area	<b>172</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>355</b>
Pool	<b>Private, Yes</b>

#### Additional info

Reference Number	<b>48178</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

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

## Price: €585 000 + VAT

VAT for this property is **€39,726** or **€111,150**. 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>€3 401.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

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## Price change history

€495 000 on May 24, 2024

€585 000 on Dec 14, 2024













