

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

An exclusive enclave of 12 luxurious homes in the heart of Protaras – Pernera. 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		Plot / Area In	nfo	Additional info	
	172 Yes Yes			Reference Number	48178
Covered Area Heating Air Conditioning		Plot area Pool	355	Property type	House
				Condition	<b>Under Construction</b>
			Private, Yes	Construction Year	2025
				Bathrooms	2

#### **Amenities**

• Storage room

### Location

Location: Pernera 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	Excluded	Title transfer fee	None Common ovnences		None
		Price per SQM	€3 401.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
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License number	307/E	name	SERVICES LTD	

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# **Price change history**

€495 000 on May 24, 2024 €585 000 on Dec 14, 2024



























