

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

this contemporary villa offers modern living in a tranquil setting just moments from Kalamies beach. Thoughtfully designed for comfort, the residence features spacious indoor and outdoor areas, perfect for enjoying the region’s delightful climate year-round. Relax by the private pool amidst a garden oasis, then step inside to a generous open-plan living space with a sleek modern kitchen. Upstairs, the master bedroom boasts a private balcony and en-suite bathroom, while two additional bedrooms share a family bath.

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**202**

Pool

**Yes**

Reference Number

**94518**

Property type

**House**

Bathrooms

**3**

#### Amenities

#### Location

**Location:** Pernera Region: **Famagusta**

## Price: €625 000 + VAT

VAT for this property is **€53,775** or **€118,750**. 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>~€21 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 094.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€625 000 on Jun 13, 2024





