

3 Bedroom House for Sale in Pernera, Famagusta District

Modern 3-Bedroom Villa in Pernera – Where Comfort Meets Coastal Living ✖

This elegant three-bedroom villa is part of an exclusive gated community of six boutique residences in the heart of Pernera. Designed to embody the essence of Mediterranean living, it combines clean architectural lines, spacious interiors, and outdoor areas that celebrate the beauty of Cyprus. Just a short walk from sandy beaches, vibrant restaurants, and the upcoming Paralimni Marina, the villa offers an exceptional lifestyle in one of the island’s most desirable locations.

Design & Layout

The villa is thoughtfully designed across two levels, with an emphasis on open-plan living and natural l...

Property Info

Covered Area **138**
 Covered Veranda **12**
 Energy Efficiency **A**

Plot / Area Info

Plot area **352**
 Pool **Yes**
 Parking **Covered, Yes**

Additional info

Reference Number **232458**
 Property type **House**
 Condition **Under Construction**
 Construction Year **2026**
 Bathrooms **2**

Amenities

- Parking

Location

Location: Pernera
 Coordinates: **35.033302971099 / 34.027640212035**

Region: **Famagusta**

Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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 expenses	None
		Price per SQM	€3 116.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€460 000 on Aug 27, 2024

€430 000 on Nov 24, 2025





