

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		Plot / Area Info		Additional info	
				Reference Number	232458
Covered Area	138	Plot area	352	Property type	House
Covered Veranda	12	Pool	Yes	Condition	Under Construction
Energy Efficiency	A	Parking	Covered, Yes	Construction Year	2026
				Bathrooms	2
Amenities		Location			
<ul style="list-style-type: none"><li>Parking</li></ul>		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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 116.00/m²</b>		

## Representative: MySpace

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## Price change history

€460 000 on Aug 27, 2024  
 €430 000 on Nov 24, 2025





