

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

The Project comprises of 12 exquisite villas situated in the heart of the idyllic area of Protaras – Pernerera. Each villa embodies elegance and luxury. The villas have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villas have a private swimming pool, roof terraces (optional) and beautiful gardens that gives you the experience of an everyday getaway right at home. Each villa offers a modern kitchen, smart living and dining areas which all have easy access to the private pool. First floor accommodates of 3 or 4 cosy bedrooms with ensuit bathroom in the master bedroom. To top it off, there is an optional roo...



#### Property Info

Covered Area	<b>185</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>23</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>355</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>232322</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Pernerera  
 Coordinates: **35.03796337489202 / 34.023951635582**

Region: **Famagusta**

**Price: €585 000 + VAT**

VAT for this property is **€44,745** 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>€3 162.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€585 000 on Sep 10, 2024





GROUND FLOOR

VILLA Nr	01	BEDS	3	COV. AREA	172m <sup>2</sup>	OPEN VERANDAH	23m <sup>2</sup>	ROOF GARDEN	Optional	PLOT	355m <sup>2</sup>	POOL	Included
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FIRST FLOOR

