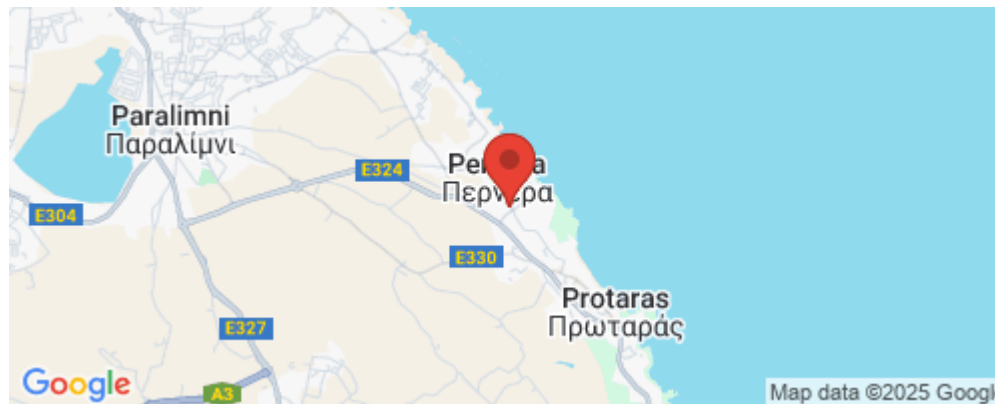


## 3 Bedroom House for Sale in Famagusta District

This exclusive collection of luxury villas, nestled in the tranquil Protaras neighborhood of Pernera, offers a perfect balance of serenity and convenience. Just a short walk from diverse shops, restaurants, entertainment, and stunning beaches, these villas are designed for those who seek both comfort and a peaceful coastal lifestyle. Set within a secure gated community, each villa offers spacious living areas and amenities to cater all the needs of modern family. Outside, each home boasts a private swimming pool surrounded by a beautifully landscaped garden with a sunlit patio, ideal for relaxing and al fresco dining. The interiors feature a bright, open-plan layout with an el...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**157**

Plot area

**241**

Reference Number

**f12700**

Property type

**House**

Construction Year

**2026**

Bathrooms

**2**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.0267 / 34.0393**

## Price: €570 000 + VAT

VAT for this property is **€32,058** or **€108,300**. 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>~€19 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 631.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€570 000 on Sep 18, 2024



