

3 Bedroom House for Sale in Pernera, Famagusta District

Mediterranean Luxury - 3-Bedroom Villa in Protaras

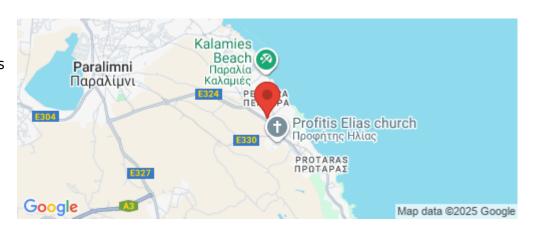
The 3-bedroom villa elevates coastal living with generous interiors, modern features, and private outdoor leisure spaces. Designed for families or those who value extra space, it combines luxury and practicality in one of Cyprus's most desirable seaside neighborhoods.

Design & Architecture

The villa is crafted with an emphasis on space and light, featuring a large open-plan living and dining area, complemented by a sleek modern kitchen. Floor-to-ceiling glazing enhances the connection to the outdoors while framing views of the garden and pool.

Interiors & Finishes

Master suite with en-suite bathro...



| Property Info | | Plot / Area Inf | 0 | Additional info | |
|-------------------|-----|-----------------|----------------|-------------------|---------------------------|
| | | | | Reference Number | 233113 |
| Covered Area | 157 | Plot area | 241 | Property type | House |
| Covered Veranda | 20 | Pool | Yes | Condition | Under Construction |
| Energy Efficiency | Α | Parking | Uncovered, Yes | Construction Year | 2026 |
| | | | | Bathrooms | 3 |

Amenities Location

• Parking Region: Famagusta

Coordinates: **35.024946874517** / **34.037725614761**



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 | Excluded | Title transfer fee None | Common ovnonces None |
|-----|----------|-------------------------|---|
| | | Price per SQM €3 63 | Common expenses None 31.00/m ² |

Representative: MySpace

| Registration number | 229/E | Email | myspace.cyprus@gmail.com |
|---------------------|-------|------------|---|
| License number | 1047 | Legal name | MYSPACE Real Estate/ A.SP.Thinkrealty Itd |

Phone: **+35795129336**, **+35799409010**

Price change history

€570 000 on Oct 1, 2024







