

## 3 Bedroom House for Sale in Pernerá, 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

Covered Area	<b>157</b>
Covered Veranda	<b>20</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>241</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>233113</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pernerá  
**Coordinates:** **35.024946874517 / 34.037725614761**

Region: **Famagusta**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 631.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€570 000 on Oct 1, 2024

