

## 2 Bedroom House for Sale in Pernerá, Famagusta District

Coastal Elegance – 2-Bedroom Villa in Protaras ✖

This 2-bedroom villa offers the perfect balance of modern design, comfort, and seaside living in the vibrant resort town of Protaras. Nestled within an exclusive gated community, it provides both privacy and convenience, just minutes from some of Europe’s most famous beaches.

### Design & Architecture

The villa features an open-plan layout that seamlessly connects the living, dining, and kitchen areas, creating a sense of flow and brightness. Expansive windows fill interiors with natural light, while outdoor spaces extend the home into a private retreat.

### Interiors & Finishes

Two spacious bedrooms designed...

### Property Info

Covered Area	<b>128</b>
Covered Veranda	<b>27</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>217</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>233115</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

Region: **Famagusta**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>€3 750.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€480 000 on Oct 1, 2024

