

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

Reference ID: #SA35359 Price details: €609,000 +VAT Project situated in the privileged area of Pernera in Protaras. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernera’s proximity to the Municipality of Paralimni ensures residents have easy access to essential public services, shopping centres, medical facilities, and schools, catering to all needs. Offering a prime location mere minutes from the upcoming New Paralimni Marina set to redefine the Protaras area upon its completion in 2026, this project presents an excellent investment opportunity with high returns. The New Paralimni Marina will offer an...



#### Property Info

Covered Area **149**  
 Total Number of Floors **2**

#### Plot / Area Info

Plot area **238**

#### Additional info

Reference Number **SA35359**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Protaras Region: **Famagusta**  
 Coordinates: **35.038333317345 / 34.033409073143**

**Price: €609 000 + VAT**

VAT for this property is **€30,450** or **€115,710**. 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>€4 087.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€609 000 on Oct 24, 2024





