

4 Bedroom House for Sale in Pernera, Famagusta District

Discover your dream coastal home with this beautiful three-bedroom villa, perfectly positioned just steps away from the famous Sirina Bay, the upcoming world-class Protaras Marina, and the well-known Chrystal Springs Hotel. Set within a small, private complex, this residence offers the ultimate blend of tranquility, comfort, and convenience.



The villa features a separate kitchen and a bright, open-plan living and dining area that flows seamlessly onto a spacious terrace – ideal for relaxing or entertaining outdoors.

Upstairs, you'll find three generous bedrooms with built-in wardrobes, including a master with en-suite, while the other two share a well-sized family bathr...

Property Info		Plot / Area Info		Additional info	
Covered Area	200			Reference Number	812
Furnishing	Furnished	Plot area	280	Property type	House
Heating	Central Heating, Yes	Parking	Uncovered, Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	3
				View	Sea view
Amenities		Location			
• Guest WC		Location: Pernera		Region: Famagusta	
		Coordinates: 35.044106 / 34.030872			

## Price: €850 000 + VAT

VAT for this property is **€72,250** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/m²</b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723744131, +35777772027, +35799729494</b>			

## Price change history

€800 000 on Sep 10, 2023

€850 000 on Aug 6, 2024































