

## 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. X

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	<b>200</b>			Reference Number	<b>812</b>
Furnishing	<b>Furnished</b>	Plot area	<b>280</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>
				View	<b>Sea view</b>

Amilities	Location	Region
• Guest WC	<b>Location:</b> Pernera Coordinates: <b>35.044106 / 34.030872</b>	<b>Famagusta</b>

## 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 Price per SQM	<b>~€30 600.00</b> <b>€4 250.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b><a href="mailto:sales@sweethome.cy">sales@sweethome.cy</a></b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
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## Price change history

€800 000 on Sep 10, 2023

€850 000 on Aug 6, 2024















