

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

Amenities Location

• Guest WC 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 Excluded

Title transfer fee ~€30 600.00

Price per SQM €4 250.00/m²

Common expenses None

## **Representative: Sweet Home Estates**

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## **Price change history**

€800 000 on Sep 10, 2023 €850 000 on Aug 6, 2024























































