

## 4 Bedroom House for Sale in Pernera, Famagusta District

Detached 3-bedroom house with roof garden and unobstructed sea views located in a small complex near Chrystal Springs hotel and only few feet away from the famous Sirina Bay and the upcoming world class marina of Protaras.



Villa consists of a separated kitchen, living/dining area that leads directly onto the outside terrace. First floor, 3-spacious bedrooms with built in wardrobes whilst master bedroom enjoys an en-suite the other 2-bedrooms sharing one good size of family bathroom. Internal stairs takes you up in a roof terrace with unobstructed sea views ideal to enjoy the blue of Mediterranean sea and beautiful sun sets. Villa benefits from its studio basement of 60 m2 with a sh...

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>812</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**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/m<sup>2</sup></b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
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## Price change history

€800 000 on Sep 10, 2023

€850 000 on Aug 6, 2024













