

## 4 Bedroom House for Sale in Pernerá, 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

Covered Area **200**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **280**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **812**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Pernerá 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**

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**Price change history**

€800 000 on Sep 10, 2023

€850 000 on Aug 6, 2024















