

### 3 Bedroom House for Sale in Pernerá, Famagusta District

The Residences are located in the popular area of Ayia Triada, just few minutes away from the world class marina of Protaras and most popular beaches. ✖

Each of these three-bedroom villa are ideal as both a holiday or permanent home, boasting generous living areas and a private swimming pool. The ample internal area of each villa comprises an open plan kitchen and living area that is bright, outfitted in high quality tiled floors and touches of blue for the ultimate coastal living experience. First floor, 3 spacious bedrooms with built in wardrobes sharing one good size of family bathroom. KEY READY

#### Property Info

Covered Area **117**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **285**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **2493**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

**Location:** Pernerá Region: **Famagusta**  
 Coordinates: **35.045063454691 / 34.026069041629**

## Price: €456 000 + VAT

VAT for this property is **€22,800** or **€86,640**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 897.00/m<sup>2</sup></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>                |
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## Price change history

€399 900 on Sep 10, 2023  
 €433 000 on Jul 4, 2024  
 €398 000 on Apr 30, 2025  
 €456 000 on Nov 18, 2025











