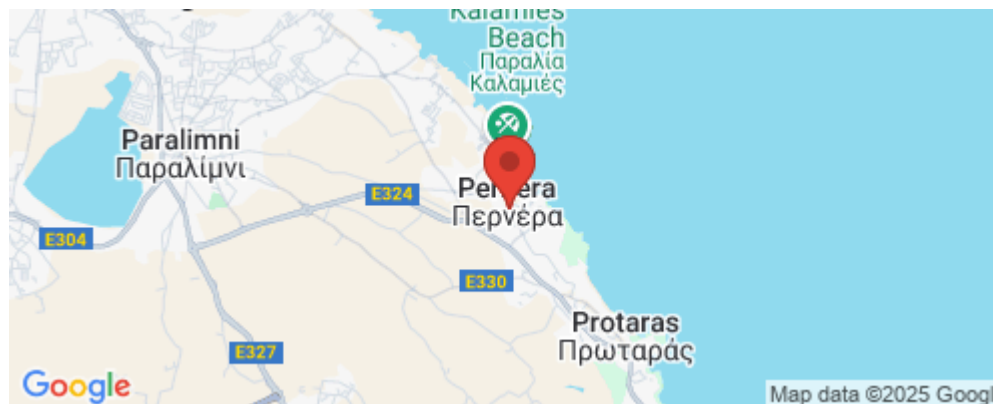


## 3 Bedroom House for Sale in Pernerá, Famagusta District

Located in the Protaras neighbourhood of Pernerá, this beautiful, modern villa is in a quiet development just off of the main tourist area, only 700 metres from Kalamies beach. Each aspect of the residence has been carefully finished to maximise living comfort, with large windows and outdoor living areas to complement the area's fantastic year-round weather.



Enjoy lounging by the private pool, surrounded by a garden of flowers and lush greenery. Enter through a seamless transition from outdoor to indoor living space and find a spacious open plan living area with full modern kitchen. Find also a ground floor bedroom with adjacent full bath.

Upstairs find a master bedroom wi...

### Property Info

Covered Area	<b>202</b>
Covered Veranda	<b>35</b>
Uncovered Veranda	<b>86</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>321</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>37822</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Pernerá  
**Coordinates:** **35.0298312360108 / 34.0376653989432**

Region: **Famagusta**

## Price: €625 000 + VAT

VAT for this property is **€53,775** or **€118,750**. 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>€3 094.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€520 000 on Sep 22, 2023  
 €625 000 on Jul 30, 2024









