

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

Elegant 3-Bedroom Villa in Pernera - 700m from the Beach

This stylish 3-bedroom villa is set in a quiet residential development in Pernera, just 700 meters from Kalamies Beach. Offering a perfect blend of privacy, comfort, and modern design, it is ideal for both family living and holiday escapes by the sea.

### Design & Architecture

The villa combines contemporary architecture with bright, open spaces designed to maximize natural light and create seamless indoor-outdoor living.

Elegant façade with modern lines and premium finishes

Spacious interiors with functional open-plan layout

Large windows framing views of the garden and pool

Interiors &a...



Property Info		Plot / Area Info		Additional info	
Covered Area	<b>202</b>			Reference Number	<b>37822</b>
Covered Veranda	<b>35</b>	Plot area	<b>321</b>	Property type	<b>House</b>
Uncovered Veranda	<b>86</b>	Pool	<b>Yes</b>	Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2026</b>
				Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pernera

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 Price per SQM	<b>None</b> <b>€3 094.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€520 000 on Sep 22, 2023

€625 000 on Jul 30, 2024





