

### 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

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>
Parking	<b>Covered, 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

- 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 094.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE 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





