

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

Dreaming, Detached Three Bedroom Villa in Pernera area, Protaras. The property enjoys a plethora of amenities right at their fingertips, from premiere international restaurants to traditional cafes and markets. Some of the island's most beautiful beaches are just minutes away while hospitals and international schools are a 5 to 10-minute drive. Larnaca international airport is a short 45-minute drive via the highway, allowing for ease of travel to and from the island. 

Detached House for sale in Pernera area, Protaras. The property is a double storey villa with swimming pool. The ground floor consists of an open plan kitchen, living and dining area, guest toilet and covered verand...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>140</b>	Plot area	<b>321</b>	Reference Number	<b>46223</b>
Heating	<b>Central Heating, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Brand New</b>

<b>Amenities</b>	<b>Location</b>	
• Guest WC	<b>Location:</b> Pernera Coordinates: <b>35.030074091768 / 34.031417666479</b>	Region: <b>Famagusta</b>

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>€4 357.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealstate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€610 000 on Jan 14, 2025









GROUND FLOOR  
Internal Area: 63.1 sq.m.  
Covered Area: 35.5 sq.m.

FIRST FLOOR  
Internal Area: 76.8 sq.m.  
Uncovered Area: 26.4 sq.m.

ROOF PLAN