

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

Dreaming, Detached Three Bedroom Villa in Pernerá 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 Pernerá 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...

#### Property Info

Covered Area **140**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **321**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **46223**  
 Property type **House**  
 Condition **Brand New**

#### Amenities

- Guest WC

#### Location

**Location:** Pernerá  
 Coordinates: **35.030074091768 / 34.031417666479**

Region: **Famagusta**

## 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.

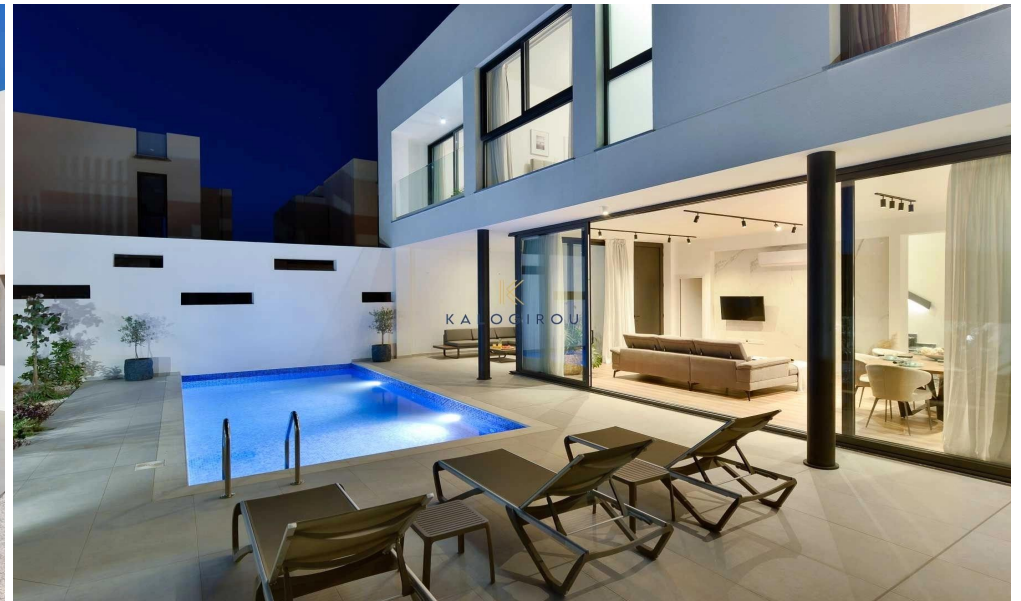
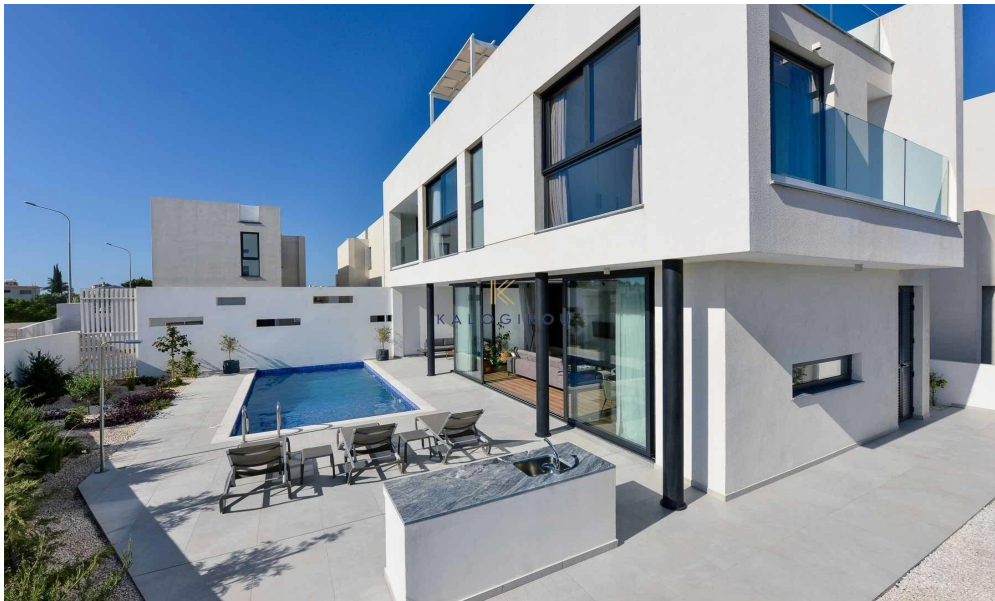
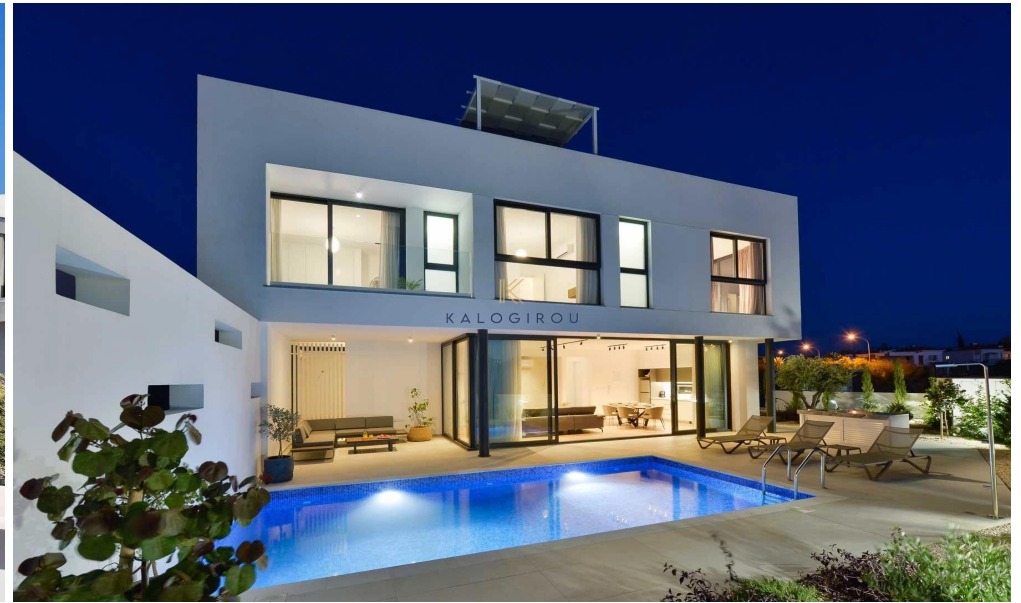
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 357.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

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

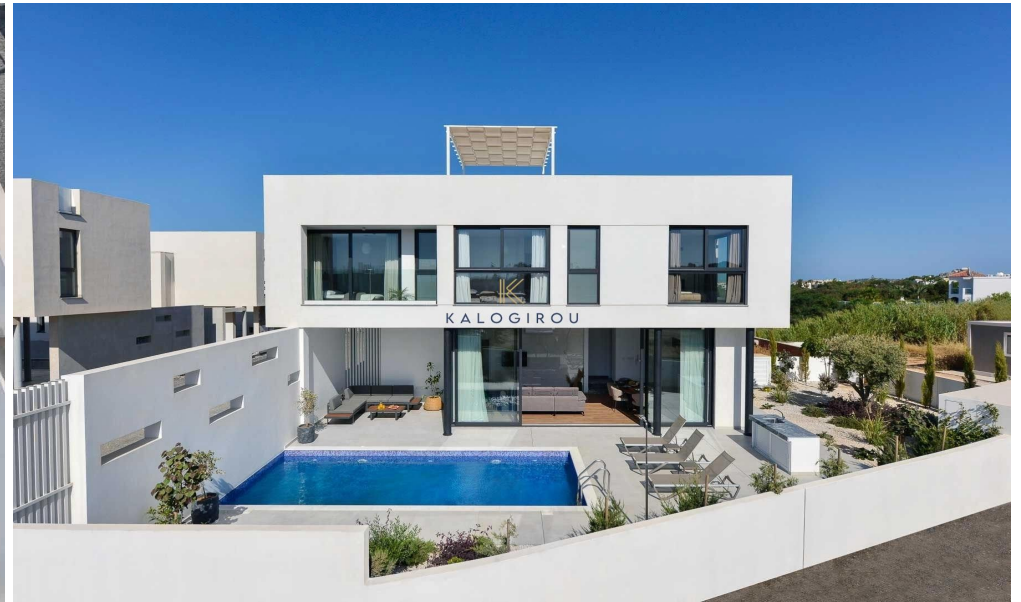
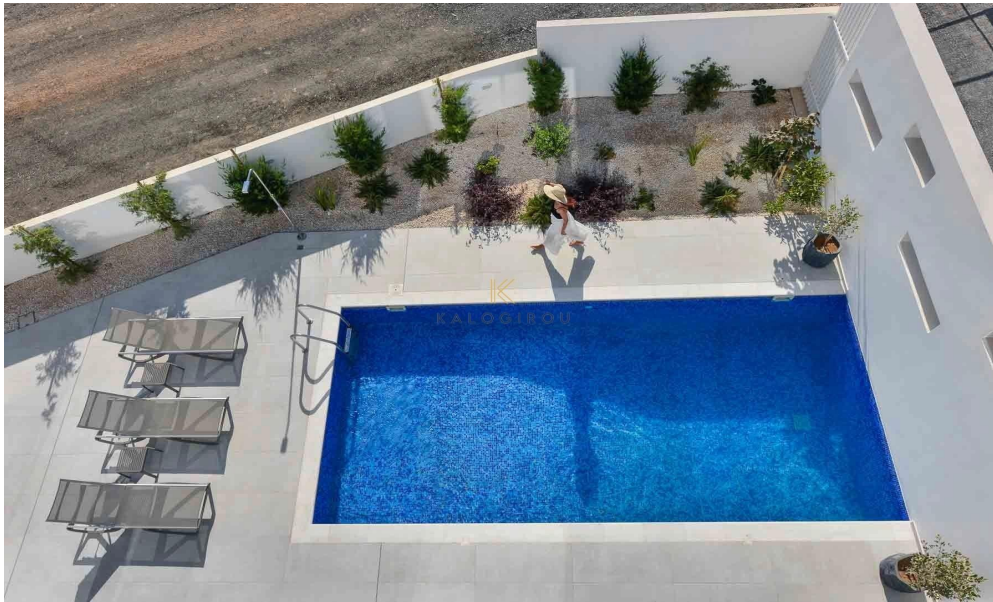
## Price change history

€610 000 on Jan 14, 2025

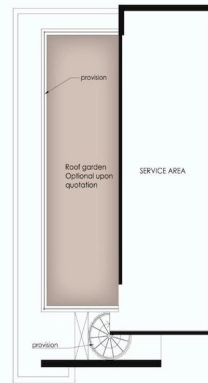








TYPE B



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

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

ROOF PLAN