

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

Three Bedroom Villa with swimming pool 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 house with internal covered area of 139.9 sq.m. The ground floor consists of an open plan kitchen, living and dining area, guest toi...

### Property Info

Covered Area	<b>140</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>357</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>46227</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>

### Amenities

- Guest WC

### Location

**Location:** Pernera

Coordinates: **35.030074091768 / 34.031417666479**

Region: **Famagusta**

**Price: €620 000 + VAT**

VAT for this property is **€31,000** or **€117,800**. 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.

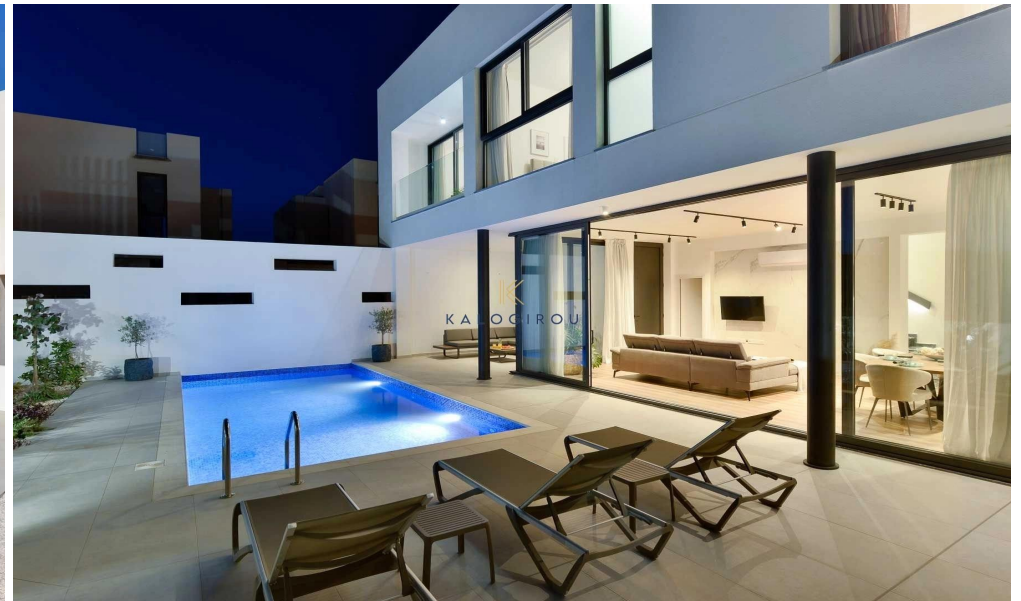
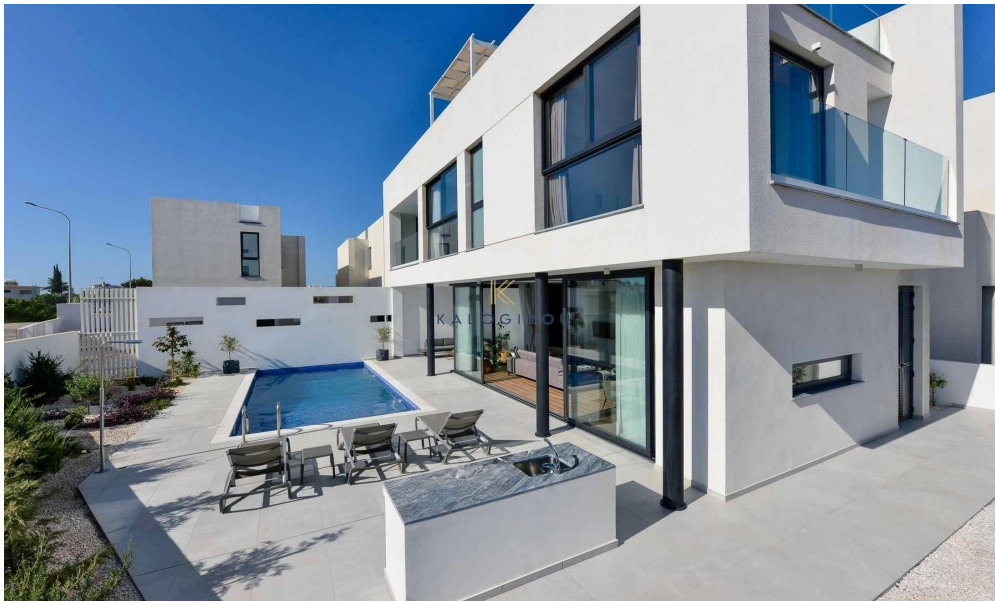
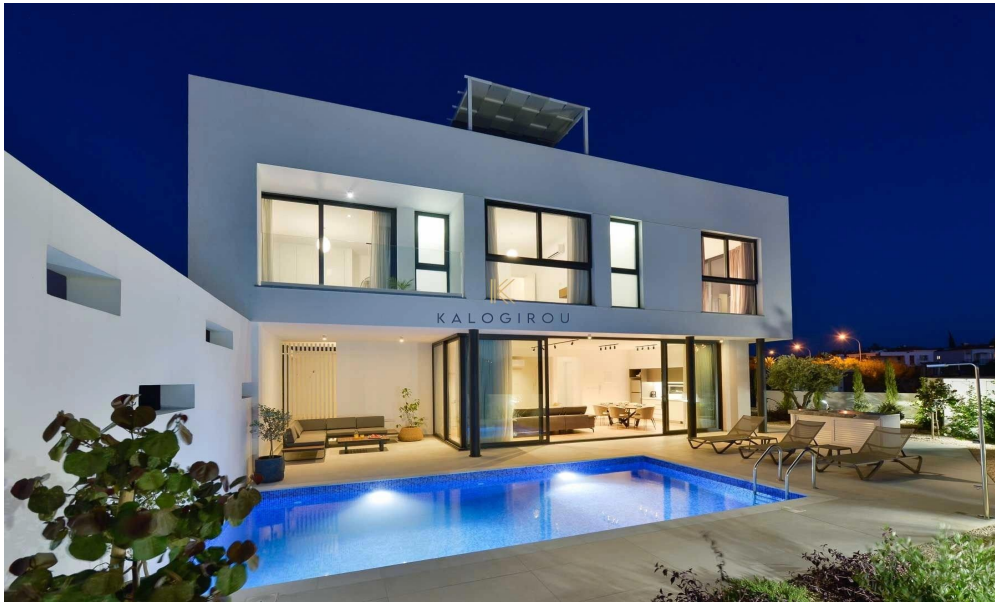
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 429.00/m<sup>2</sup></b>		

**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>
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**Price change history**

€620 000 on Jan 14, 2025

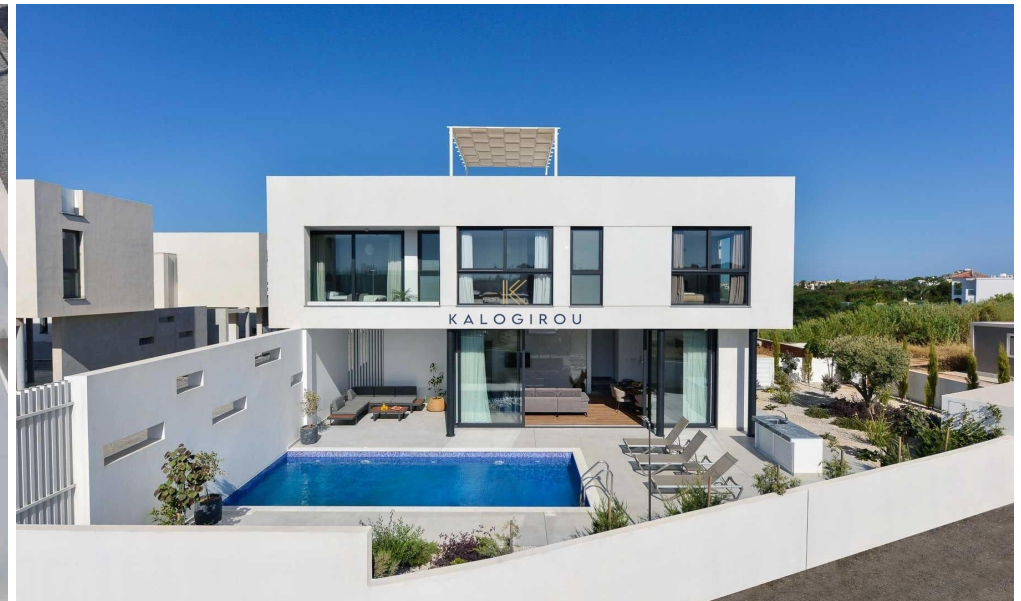
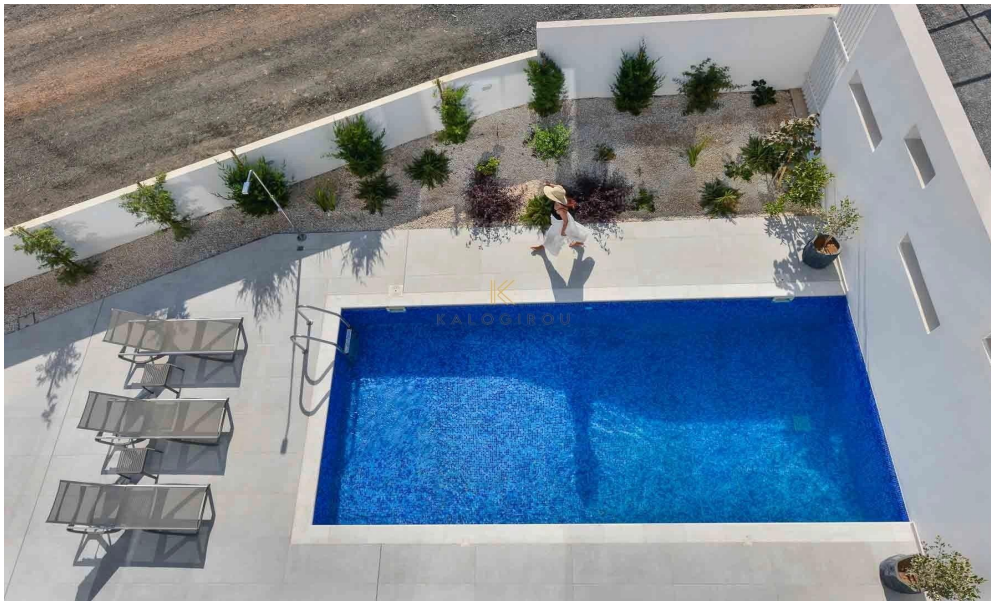












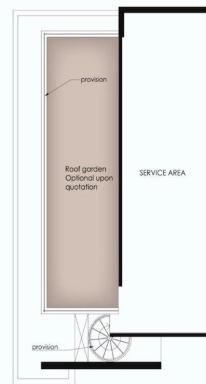
TYPE B



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