

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

We offer for sale a 3-bedroom modern villa with a swimming pool, which is located in the Pernerá area, close to the main tourist area and just 700 meters from Kalamies beach. The villa is carefully designed to ensure maximum comfort of living, large windows and spacious open living areas are provided. The villa offers a spacious open-plan living room with a fully equipped modern kitchen. Upstairs there is a master bedroom with a private balcony overlooking the pool and a bathroom, as well as two more bedrooms with a shared family bathroom. The villa has a swimming pool, which is surrounded by a garden with flowers and lush greenery.

#### Property Info

Covered Area **202**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **123536**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Pernerá Region: **Famagusta**

## Price: €460 000 + VAT

VAT for this property is **€39,578** or **€87,400**. 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>€2 277.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€460 000 on Jan 21, 2025

