

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

Luxury Coastal Living in Pernera



Set in the sought-after Pernera area of Protaras, this development redefines seaside elegance. Known for its award-winning beaches and proximity to the new Paralimni Marina, the location offers an ideal blend of tranquility and vibrancy.

### Features & Design

- 18 luxurious villas with minimalist, geometric architectural lines
- Private swimming pools, landscaped gardens, and stunning roof terraces with sea views
- Elegant interiors and exteriors with natural tones and high-end finishes
- Ground-floor terraces designed to blend indoor and outdoor living spaces seamlessly

Unmatched Lifesty...

### Property Info

Covered Area	<b>153</b>
Covered Veranda	<b>19</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>305</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>234484</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pernera

Region: **Famagusta**

Coordinates: **35.0335416 / 34.0278304**

## Price: €543 000 + VAT

VAT for this property is **€28,641** or **€103,170**. 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>~€18 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 549.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€543 000 on Jan 29, 2025









