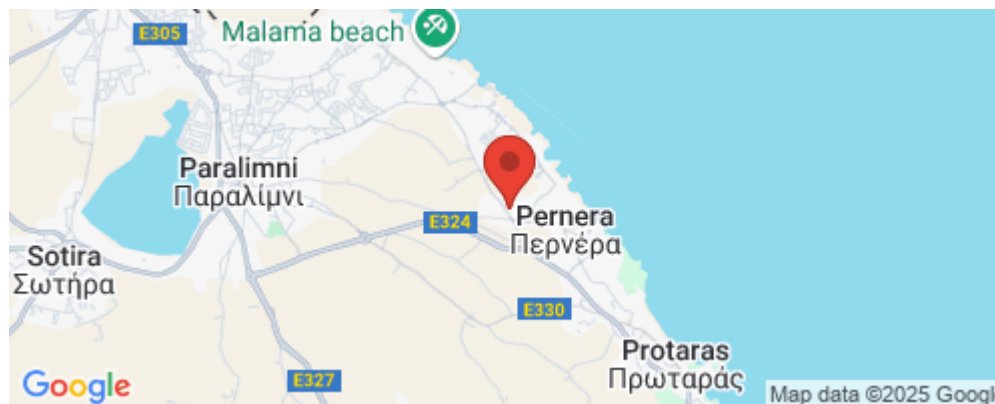


## 3 Bedroom House for Sale in Pernera, Famagusta District

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		Plot / Area Info		Additional info	
Covered Area	153	Plot area	341	Reference Number	234486
Covered Veranda	19	Pool	Yes	Property type	House
Energy Efficiency	A	Parking	Uncovered, Yes	Bathrooms	3
Amenities	Location				



- Parking

**Location:** Pernera

Region: **Famagusta**

Coordinates: **35.0335416 / 34.0278304**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €578 000 + VAT

VAT for this property is **€30,487** or **€109,820**. 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>~€19 720.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 778.00/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>
Phone: +35795129336, +35799409010			

## Price change history

€578 000 on Jan 29, 2025









