

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

Fully Renovated 3-Bedroom Villa in Pernerá's Tourist Area

Experience modern comfort and energy efficiency in this beautifully renovated 3-bedroom villa, nestled in a quiet yet central location in the sought-after Pernerá tourist area. Offering a private heated swimming pool, spacious interiors, and thoughtful upgrades, this home is perfect for investment or holiday living.

### Contemporary Design & Energy Efficiency

Recently fully renovated, featuring double-glazed windows & doors, photovoltaic panels, wall insulation, and high-quality plastering. Energy-efficient design with 200mb fibre broadband and modern air-conditioning fittings throughout.

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### Property Info

Covered Area **148**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **265**  
 Pool **Yes**

### Additional info

Reference Number **234951**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

#### Location

**Location:** Protaras Region: **Famagusta**

**Price: €365 000 + VAT**

VAT for this property is **€18,250** or **€69,350**. 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>~€11 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 466.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€365 000 on Feb 14, 2025







