

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

Fully Renovated 3-Bedroom Villa in Pernera'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 Pernera 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		Plot / Area Info		Additional info	
Covered Area	<b>148</b>	Plot area	<b>265</b>	Reference Number	<b>234951</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>
				View	<b>Sea view</b>

### 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 Price per SQM	<b>~€11 200.00</b> <b>€2 466.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€365 000 on Feb 14, 2025







