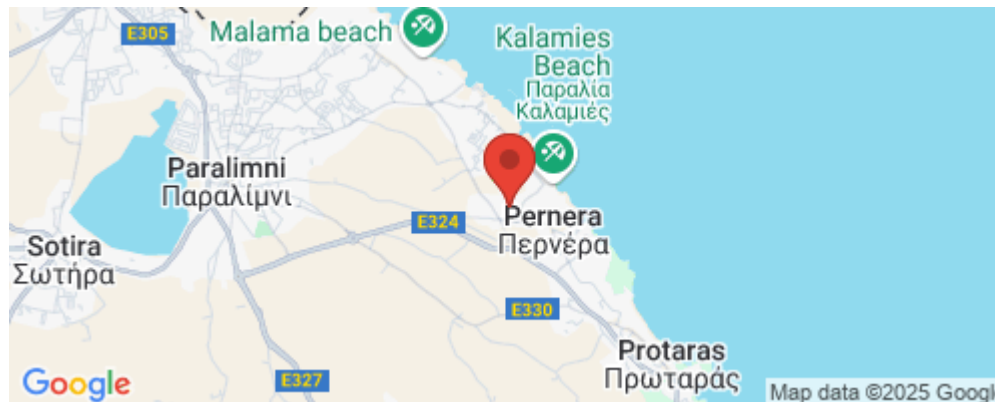


### 3 Bedroom House for Sale in Pernerá, Famagusta District

Stylish, Three Bedroom Villa with Roof Garden for sale in Pernerá area, Protaras. The villa is situated in the privileged area of Pernerá in Protaras. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernerá's proximity to the Municipality of Paralimni ensures residents have easy access to essential public services, shopping centre, medical facilities, and schools, catering to all needs.



Villa for sale in Pernerá area, Protaras. The ground floor consists of an open plan kitchen with dining area, living room, guest wc and covered veranda. The first floor consists of a main bathroom, 3 bedrooms, the pr...

#### Property Info

Covered Area **153**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **308**  
Pool **Yes**  
Parking **Uncovered, Yes**

#### Additional info

Reference Number **50972**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Pernerá  
**Coordinates:** **35.033918582068 / 34.029769385263**

Region: **Famagusta**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 549.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€543 000 on Mar 16, 2025









