

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

Villa with Three Bedrooms and Swimming Pool for sale in Pernera area, Protaras. The villa is situated in the privileged area of Pernera in Protaras. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernera'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.



Two story villa for sale in Pernera area, Protaras. The ground floor consists of an open plan kitchen, dining area, living room, a guest wc and covered veranda. The first floor consists of 3 bedrooms, master bedroom is ...

| Property Info    |                       | Plot / Area Info |                       | Additional info  |                  |
|------------------|-----------------------|------------------|-----------------------|------------------|------------------|
| Covered Area     | <b>153</b>            | Plot area        | <b>341</b>            | Reference Number | <b>50974</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Pool             | <b>Yes</b>            | Property type    | <b>House</b>     |
|                  |                       | Parking          | <b>Uncovered, Yes</b> | Condition        | <b>Brand New</b> |
|                  |                       |                  |                       | Bathrooms        | <b>2</b>         |

| Amilities  | Location  | Region: <b>Famagusta</b> |
|------------|---|--------------------------|
| • Guest WC | <b>Location:</b> Pernera<br>Coordinates: <b>35.033918582068 / 34.029769385263</b> |                          |

## Price: €556 000 + VAT

VAT for this property is **€29,326** or **€105,640**. 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<br>Price per SQM | <b>None</b><br><b>€3 634.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€556 000 on Mar 16, 2025





