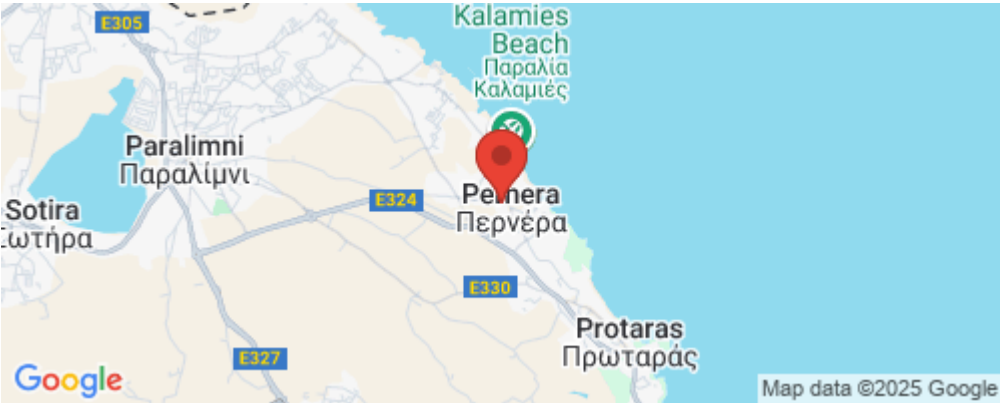


3 Bedroom House for Sale in Pernerera, Famagusta District

Set in one of the most charming areas of Protaras, just a short walk from the crystal-clear Mediterranean waters and the prestigious Paralimni Marina, this exclusive collection of modern villas combines relaxed coastal living, sleek design, and everyday comfort.

Each two-level villa is crafted to the highest standards, offering refined living spaces designed for easy and enjoyable living. Spacious interiors are flooded with natural light thanks to floor-to-ceiling windows, while smart layouts create a seamless flow between indoors and out. A private rooftop terrace invites relaxation with breathtaking views of the surrounding beauty.

Outside, every detail has been taken care o...



Property Info		Plot / Area Info		Additional info	
				Reference Number	f21202
Covered Area	155	Plot area	334	Property type	House
				Construction Year	2026
				Bathrooms	2
Amenities		Location			
	Location: Pernerera		Region: Famagusta		
	Coordinates: 35.0313 / 34.0355				

## Price: €609 000 + VAT

VAT for this property is **€33,200** or **€115,710**. 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>~€20 960.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 929.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€609 000 on Apr 9, 2025









