

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

3 Bedroom Detached Villa located in the popular coastal resort of Pernera, just a short walk to beautiful beaches and amenities.

Set in a superb location on a small new development of luxury villas with a modern and contemporary design combined with top quality finishes.

The villa comprises open plan kitchen, dining and living area with guest WC on the ground floor. Upstairs are 3 good sized bedrooms and a family bathroom, the master bedroom enjoys an en-suite.

The garden area, with private swimming pool, is the perfect place to take full advantage of Cyprus' almost year-round sunshine.

A short, pleasant walk will take you to the main tourist centre of Prota...

### Property Info

Covered Area **137**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **241**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **11318**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Pernera Region: **Famagusta**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€3 285.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€420 000 on May 2, 2025

€450 000 on May 7, 2025





