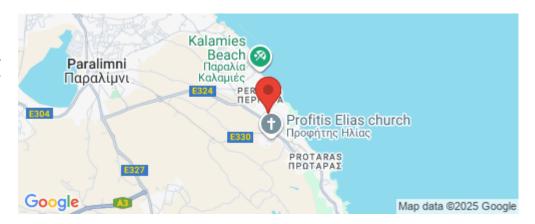


## 3 Bedroom House for Sale in Pernera, Famagusta District

This elegant 3-bedroom villa in the sought-after Pernera area of Protaras offers a perfect blend of luxury, comfort, and convenience, just moments away from some of the island's most beautiful sandy beaches and crystal-clear waters. Situated in a tranquil yet vibrant neighborhood, the property is within walking distance to a wide range of amenities, including restaurants, cafes, shops, and the popular attractions of Protaras, making it an ideal home for both relaxation and entertainment.



Meticulously designed to elevate traditional island architecture, the villa features spacious interiors and generous outdoor living spaces. The open-plan layout is enhanced by high-quality furnis...

| Property Info                    |                       | Plot / Area Info             |                              | Additional info  |           |
|----------------------------------|-----------------------|------------------------------|------------------------------|------------------|-----------|
| Covered Area<br>Air Conditioning | 175<br>All rooms, Yes | Plot area<br>Pool<br>Parking | 580<br>Yes<br>Uncovered, Yes | Reference Number | 13007     |
|                                  |                       |                              |                              | Property type    | House     |
|                                  |                       |                              |                              | Condition        | Pre-Owned |
|                                  |                       |                              |                              | Bathrooms        | 3         |

| Amenities  | Location                                       |                   |
|------------|--|-------------------|
| • Cuast MC | Location: Pernera                              | Region: Famagusta |
| Guest WC   | Coordinates: 35.025469130921 / 34.040083184597 |                   |



Price: €750 000 + VAT

VAT for this property is €52,500 or €142,500. 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 Excluded Title transfer fee  $\sim$  £26 600.00 Common expenses None Price per SQM  $\notin$  4 286.00/m<sup>2</sup>

## **Representative: Purple International Real Estate**

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Phone: **+35723811058** 

## **Price change history**

€750 000 on May 2, 2025







































