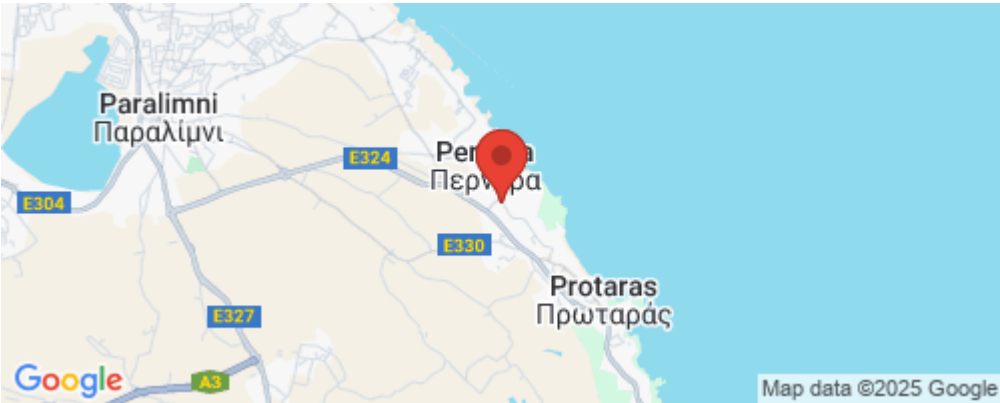


3 Bedroom House for Sale in Pernerera, Famagusta District

This elegant 3-bedroom villa in the sought-after Pernerera 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

Covered Area **175**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **580**  
Pool **Yes**  
Parking **Uncovered, Yes**

Additional info

Reference Number **13007**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

Amenities

- Guest WC

Location

**Location:** Pernerera  
**Coordinates:** **35.025469130921 / 34.040083184597**

Region: **Famagusta**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 286.00/m²</b>		

## Representative: Purple International Real Estate

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License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€750 000 on May 2, 2025





