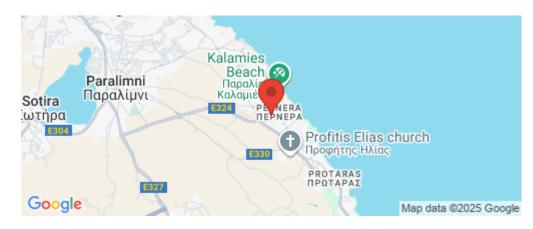


## 3 Bedroom House for Sale in Pernera, Famagusta District

For sale is an off-plan detached villa located in the beautiful area of Pernera. This thoughtfully designed property offers an internal space of 139.9 m<sup>2</sup> and features three spacious bedrooms and three modern bathrooms, making it ideal for families or those seeking extra comfort.



Set within a secure gated complex, the villa comes with its own private swimming pool, perfect for enjoying the warm Mediterranean climate in privacy. There is also the option to add a roof garden and/or basement, providing extra space to suit your needs.

Pernera is a popular coastal resort known for its tranquil charm and relaxed atmosphere. The area boasts stunning sandy beaches, a selection of re...

Property Info	Plot / Area Info		<b>Additional info</b>	
Covered Area 140 Air Conditioning All rooms, Yes	Plot area Pool Parking	369 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	13538 House Brand New 3

Amenities	Location	

• Guest WC

• Guest WC

Coordinates: **35.029790383626** / **34.034678869125** 



Price: €625 000 + VAT

VAT for this property is €31,250 or €118,750. 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.

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VAT Excluded

Title transfer fee None

Price per SQM €4 464.00/m²

Common expenses None

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

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Phone: **+35723811058** 

## **Price change history**

€620 000 on May 2, 2025 €625 000 on Jul 25, 2025



