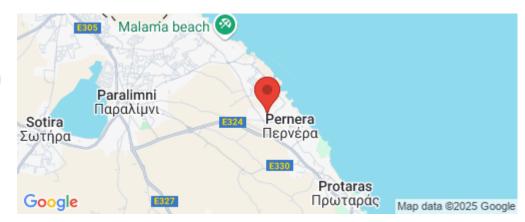


## 3 Bedroom House for Sale in Pernera, Famagusta District

For sale: This modern, off-plan detached villa offers an excellent opportunity to own a brand-new home designed for comfort and style. With a spacious internal area of 153 m2, the villa features three generously sized bedrooms and three contemporary bathrooms, providing ample space for families or those seeking extra room.



Located in the sought-after area of Pernera, this villa is positioned within a secure gated complex for added privacy and peace of mind. Pernera is known for its relaxed atmosphere, beautiful beaches, and vibrant local scene. Enjoy easy access to local shops, cafes, and restaurants, with calm coastal paths and stunning sea views just a short stroll away.

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Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	153	Plot area Pool	308 Yes	Reference Number Property type Condition Bathrooms	14136 House
Air Conditioning	All rooms, Yes	Parking	Uncovered, Yes		Brand New 3

Amenities	Location	
Guest WC	Location: Pernera	Region: Famagusta
· Guest WC	Coordinates: 35.034095790326 / 34.029409385641	



Price: €543 000 + VAT

VAT for this property is €28,641 or €103,170. 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 None

Price per SQM €3 549.00/m²

Common expenses None

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

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Phone: **+35723811058** 

## **Price change history**

€543 000 on May 2, 2025



























