## INDEX

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

Nestled in the charming area of Pernera, this distinguished four-bedroom detached villa stands out for its functionality and unique architectural features, presenting an exceptional opportunity for those seeking a refined lifestyle.



The ground floor encompasses a spacious kitchen, dining area, and living room, along with a guest bathroom and a bedroom featuring an en-suite bathroom. Ascending to the first floor, you'll discover three additional bedrooms, each with its en-suite bathroom, providing unparalleled comfort and privacy.

Outside, the residence offers an expansive courtyard adorned with a 4m x 8m overflow pool, a barbecue area, and a sizable garden, creating a ...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	185 All rooms, Yes	Plot area Pool Parking	714 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	14265 House Brand New 4
Amenities	Location				
• Guest WC	Location: Pernera Coordinates: 35.03	Region: Famagusta 30681524535 / 34.034130231141			



#### Price: €850 000 + VAT

VAT for this property is €65,014 or €161,500. 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	None	Common expenses	Nono
		Price per SQM	€4 595.00/m²		None

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

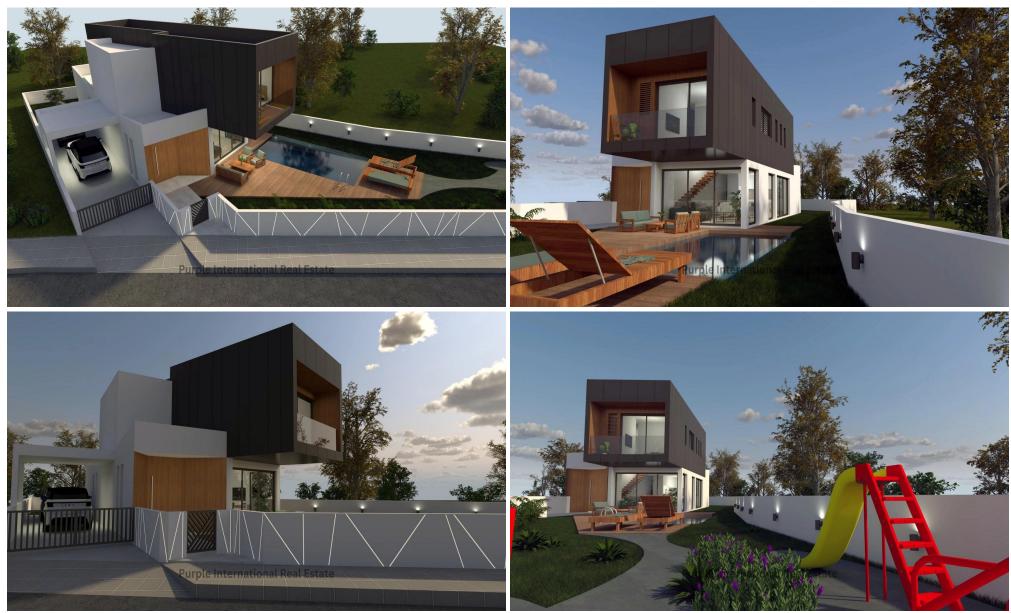
Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd

Phone: +35723811058

### **Price change history**

€850 000 on May 2, 2025

## INDEX



# **INDEX**

