

3 Bedroom House for Sale in Pernera, Famagusta District

This new 3 bedroom villa is located in the privileged area of Pernera in Protaras, a prime location mere minutes away from the upcoming New Paralimni Marina and renowned Blue Flag beaches.



Comprising nineteen luxury three-bedroom residences, each boasting a private swimming pool, roof garden, and garden space. Crafted with meticulous attention to detail, these residences blend minimalist design with natural elements, creating an ambiance of timeless elegance. The seamless integration of indoor and outdoor spaces ensures year-round enjoyment of the terrace and garden, making the villas an ideal choice for both permanent residency and holiday escapes.

With its tranquil yet ce...

Property Info

Covered Area **155**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **334**  
Pool **Yes**  
Parking **Covered, Yes**

Additional info

Reference Number **17704**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

Amenities

- Guest WC

Location

**Location:** Pernera  
Coordinates: **35.0383142296 / 34.033502057814**

Region: **Famagusta**

## Price: €609 000 + VAT

VAT for this property is **€33,200** or **€115,710**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 929.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
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## Price change history

€609 000 on May 2, 2025











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