

18568

Charming 4-Bedroom Villa with Roof Garden in the Pernera Area of Protaras – close walking distance to sandy beaches!



The owners are open to a part exchange with an apartment, subject to price adjustments.

Nestled in the sought-after area of Pernera in Protaras, this beautifully maintained family home offers the perfect blend of comfort, style, and Mediterranean charm. Boasting four spacious bedrooms, this villa is designed for relaxed living, featuring a bright and airy layout with thoughtfully arranged spaces.

The ground floor includes a welcoming living area comprising a spacious kitchen with plenty of storage and worktop space, dining area and a cosy lounge...

Property Info

Covered Area **151**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **450**
 Parking **Covered, Yes**

Additional info

Reference Number **18568**
 Property type **House**
 Condition **Pre-Owned**
 Bathrooms **3**
 View **Sea view**

Amenities

- Guest WC

Location

Location: Protaras
 Coordinates: **35.024995783834 / 34.044749253211**

Region: **Famagusta**

Price: €575 000 + VAT

VAT for this property is **€29,283** or **€109,250**. 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	~€19 600.00	Common expenses	None
		Price per SQM	€3 808.00/m²		

Representative: Purple International Real Estate

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Price change history

€595 000 on May 2, 2025
 €575 000 on Sep 20, 2025











