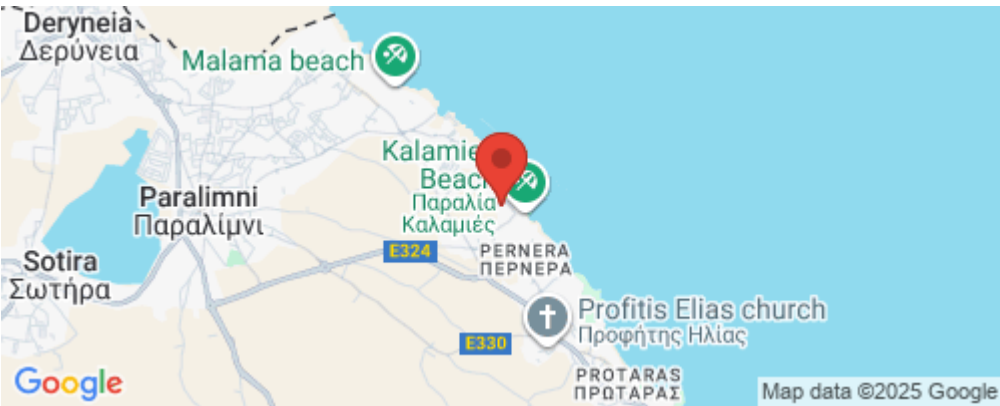


3 Bedroom House for Sale in Pernerera, Famagusta District

This exceptional 3-bedroom villa in the sought-after Pernerera area of Protaras offers an unmatched blend of luxury, comfort, and convenience. Ideally positioned just minutes from the upcoming New Paralimni Marina and some of Cyprus’s most celebrated Blue Flag beaches, this property is perfectly suited for both a serene lifestyle and an excellent investment opportunity.



The villa boasts three spacious bedrooms, three modern bathrooms, a private swimming pool, and an impressive 80 m² roof garden designed for panoramic views and relaxing outdoor living. Its thoughtfully designed layout seamlessly connects indoor and outdoor spaces, creating a harmonious flow that enhances year-round living.

Property Info		Plot / Area Info		Additional info	
Covered Area	174	Plot area	293	Reference Number	18843
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	3
Amenities		Location			
• Guest WC		Location: Pernerera		Region: Famagusta	
		Coordinates: 35.038021623165 / 34.033123567069			

Price: €650 000 + VAT

VAT for this property is **€45,052** or **€123,500**. 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	~€22 600.00	Common expenses	None
		Price per SQM	€3 736.00/m²		

Representative: Purple International Real Estate

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Price change history

€650 000 on May 2, 2025





