

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

Covered Area  
Air Conditioning

**174**  
**All rooms, Yes**

Plot / Area Info

Plot area  
Pool  
Parking

**293**  
**Yes**  
**Covered, Yes**

Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**18843**  
**House**  
**Pre-Owned**  
**3**

Amenities

- Guest WC

Location

**Location:** Pernerera  
Coordinates: **35.038021623165 / 34.033123567069**

Region: **Famagusta**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 736.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€650 000 on May 2, 2025











