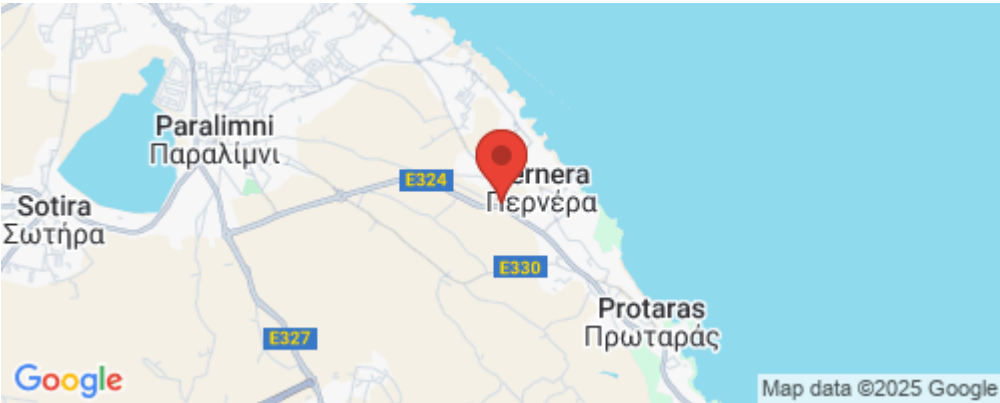


3 Bedroom House for Sale in Pernera, Famagusta District

This modern villa in the sought-after Protaras neighborhood of Pernera offers a perfect blend of luxury, comfort, and location. Situated in a development just 850 meters from the popular Kalamies Beach, the property enjoys proximity to all the attractions of the main tourist area while maintaining a sense of tranquility.



Designed with attention to detail, the villa features expansive windows and generous outdoor living spaces that take full advantage of Cyprus’s sunny climate. The private pool invites you to relax and unwind, seamlessly connected to the open-plan interior that includes a contemporary kitchen and stylish living area.

Upstairs, the master bedroom boasts a ...

Property Info		Plot / Area Info		Additional info	
Covered Area	137	Plot area	340	Reference Number	19029
		Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location			
• Guest WC		Location: Pernera		Region: Famagusta	
		Coordinates: 35.028712640706 / 34.030558022629			

Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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	None
		Price per SQM	€3 504.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
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Price change history

€500 000 on May 21, 2025

€480 000 on Jun 26, 2025



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