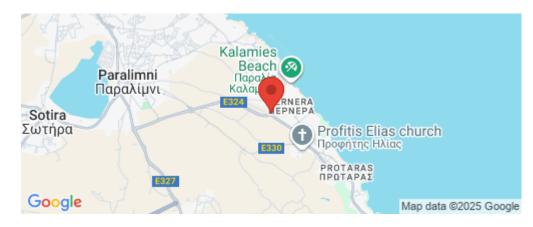


## 3 Bedroom House for Sale in Pernera, Famagusta District

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		<b>Additional info</b>	
Covered Area	137	Plot area Pool Parking	340 Yes Uncovered, Yes	Reference Number	19029
				Property type	House
				Condition	<b>Brand New</b>
				Bathrooms	3

Amenities Location

• Guest WC 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

Price per SQM €3 504.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€500 000 on May 21, 2025 €480 000 on Jun 26, 2025





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