

## 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**

Pool

**Yes**

Parking

**Uncovered, Yes**

Reference Number

**19029**

Property type

**House**

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 504.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€500 000 on May 21, 2025

€480 000 on Jun 26, 2025



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