

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

Reference ID: #SA36145 Price details: €460,000 +VAT Project is an exclusive gated community of six boutique villas with three bedrooms. Each villa is exquisitely designed to the finest detail incorporating clean architectural lines and remarkably efficient use of all spaces. With large plots of up to 469 m<sup>2</sup>, each property affords a feeling of privacy and space. Available for sale one villa of 3-bedrooms. Distance from city center: 5 minutes drive Distance from hospital: 5 minutes drive Distance from shopping center: Walking distance Distance from schools: 5 minutes drive Distance from bus stop / station: Walking distance Distance from airport: 40 minutes drive ✖

#### Property Info

Covered Area **138**  
 Total Number of Floors **2**

#### Plot / Area Info

Plot area **352**

#### Additional info

Reference Number **SA36145**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2027**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Pernera Region: **Famagusta**  
 Coordinates: **35.033307214407 / 34.027750873193**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€3 333.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€460 000 on May 28, 2025





