

## 3 Bedroom House for Sale

### PREMIERE PEARL B1 - Luxury 3-Bedroom Residence in Pernerá, Protaras

Discover the epitome of sophisticated coastal living with **Premiere Pearl B1**, nestled in the prestigious Premiere Pearl Villas project located in the rapidly developing area of Pernerá, Protaras. This exceptional residence offers seamless access to Cyprus' renowned Blue Flag beaches and proximity to all essential amenities, making it an ideal destination for both permanent living and holiday escapes.

#### Property Features:

- Generous 3 spacious bedrooms designed for comfort and elegance
- Two modern bathrooms for convenience and style
- Private swimming pool, ...

#### Property Info

Covered Area **135.18**

#### Plot / Area Info

Plot area **360**  
 Pool **Private, Yes**  
 Parking **Yes**

#### Additional info

Reference Number **26316**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **2**

#### Amenities

#### Location

Coordinates: **35.03901 / 34.03359**

**Price: €613 000 + VAT**

VAT for this property is **€30,650** or **€116,470**. 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 541.00/m<sup>2</sup></b>		

**Price change history**

€613 000 on May 30, 2025





