

2 Bedroom House for Sale in Famagusta District

This exclusive collection of luxury villas, nestled in the tranquil Protaras neighborhood of Pernera, offers a perfect balance of serenity and convenience. Just a short walk from diverse shops, restaurants, entertainment, and stunning beaches, these villas are designed for those who seek both comfort and a peaceful coastal lifestyle. Set within a secure gated community, each villa offers spacious living areas and amenities to cater all the needs of modern family. Outside, each home boasts a private swimming pool surrounded by a beautifully landscaped garden with a sunlit patio, ideal for relaxing and al fresco dining. The interiors feature a bright, open-plan layout with an el...



Property Info		Plot / Area Info		Additional info	
				Reference Number	f12702
Covered Area	128	Plot area	217	Property type	House
				Construction Year	2026
				Bathrooms	2
Amenities		Location			
		Region: Famagusta			
		Coordinates: 35.0267 / 34.0393			

Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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	~€12 800.00	Common expenses	None
		Price per SQM	€3 164.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€385 000 on Jun 17, 2025
€405 000 on Aug 28, 2025



