

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

This modern 3-bedroom villa is located in the sought-after area of Pernera in Protaras, just minutes from the upcoming Paralimni Marina and some of Cyprus' best beaches. 

Featuring clean architecture and natural tones, the villa offers spacious interiors, high-quality finishes, and a seamless indoor-outdoor flow. It includes a private swimming pool, landscaped garden, and a rooftop terrace with beautiful sea views.

Ideal for permanent living, holidays, or investment, the villa combines a prime location with comfort and style, all within easy reach of local amenities and main roads.

#### Property Info

Covered Area **153**  
 Covered Veranda **19**  
 Total Number of Floors **2**

#### Plot / Area Info

Plot area **308**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **7151**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**  
 View **Sea view**

#### Amenities

- Roof Garden

#### Location

**Location:** Pernera  
 Coordinates: **35.034222001137 / 34.029625663632**

Region: **Famagusta**

## Price: €543 000 + VAT

VAT for this property is **€28,641** or **€103,170**. 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>€3 549.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
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## Price change history

€543 000 on Jun 26, 2025



