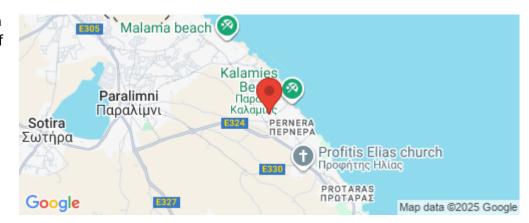


## 3 Bedroom House for Sale in Pernera, Famagusta District

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.

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| Property Info          |     | Plot / Area Info |              | Additional info  |                           |  |
|------------------------|-----|------------------|--------------|------------------|---------------------------|--|
|                        |     |                  |              | Reference Number | 7152                      |  |
| Covered Area           | 153 | Plot area        | 308          | Property type    | House                     |  |
| Covered Veranda        | 19  | Pool             | Yes          | Condition        | <b>Under Construction</b> |  |
| Total Number of Floors | 2   | Parking          | Covered, Yes | Bathrooms        | 2                         |  |
|                        |     |                  |              | View             | Sea view                  |  |

Amenities Location

• Roof Garden Region: Famagusta

Coordinates: **35.034222001137** / **34.029625663632** 



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 | Excluded | Title transfer fee | None                     |                 | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SOM      | €3 549.00/m <sup>2</sup> | Common expenses | None |

## **Representative: RealDeal Estates**

| Registration number | 1311  | Email      | info@realdeal.cy                          |
|---------------------|-------|------------|---|
| License number      | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€543 000 on Jun 26, 2025

















