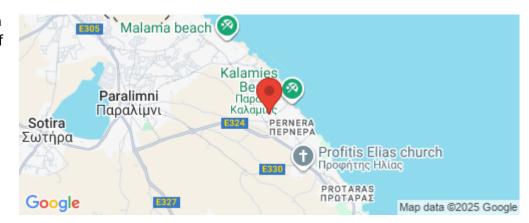


## 3 Bedroom House for Sale in Pernera, Famagusta District

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		Plot / Area Info		Additional info	
				Reference Number	7153
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.

	Eveluded	Title transfer fee	None		None
	Excluded	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

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## **Price change history**

€543 000 on Jun 26, 2025

















