

## 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	
Covered Area	<b>153</b>	Plot area	<b>341</b>	Reference Number	<b>7154</b>
Covered Veranda	<b>19</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>2</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amenities	Location	Region: Famagusta
• Roof Garden	<b>Location:</b> Pernera Coordinates: <b>35.034222001137 / 34.029625663632</b>	

## Price: €556 000 + VAT

VAT for this property is **€29,326** or **€105,640**. 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>€3 634.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€556 000 on Jun 26, 2025



