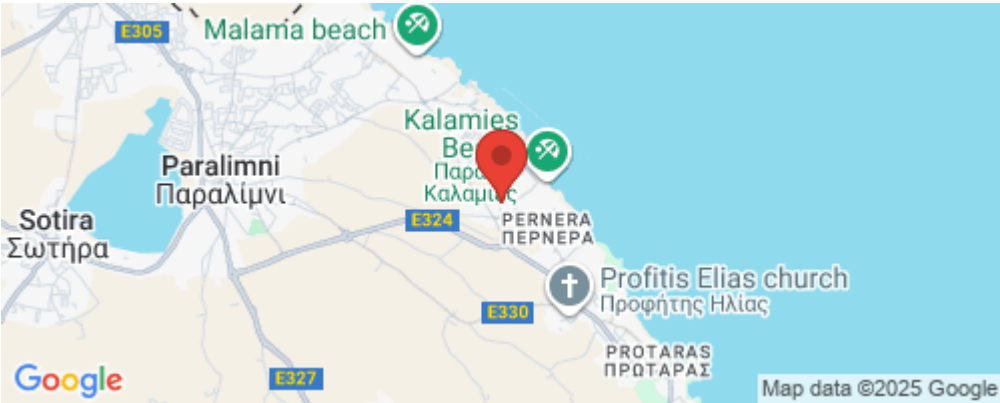


3 Bedroom House for Sale in Pernera, Famagusta District

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	153	Plot area	341	Reference Number	7154
Covered Veranda	19	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Covered, Yes	Condition	Under Construction
				Bathrooms	2
				View	Sea view
Amenities		Location		Region: Famagusta	
• Roof Garden		Location: Pernera			
		Coordinates: 35.034222001137 / 34.029625663632			

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 634.00/m²		

Representative: RealDeal Estates

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License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

€556 000 on Jun 26, 2025



