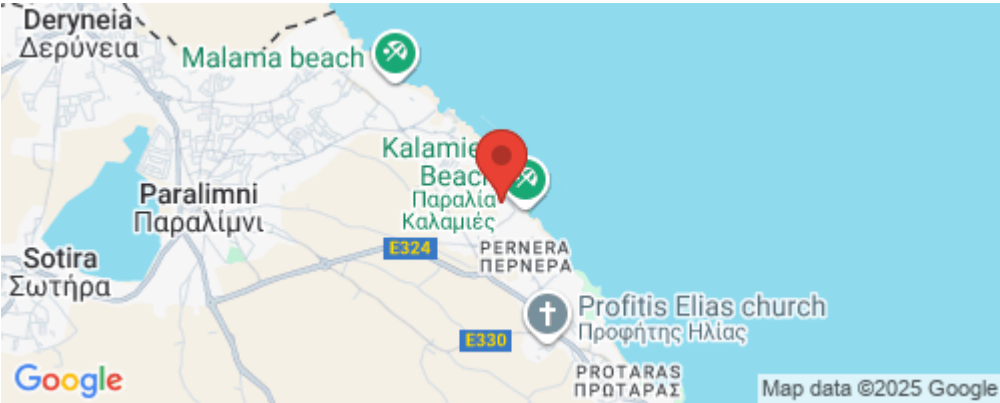


3 Bedroom House for Sale in Pernera, Famagusta District

This modern three-bedroom villa is located in the desirable Pernera area of Protaras, just minutes from Blue Flag beaches and local amenities.



Set on a private plot, it features a swimming pool, landscaped garden, and a spacious rooftop terrace—ideal for outdoor living. The interior combines minimalist design with natural materials, offering bright, open-plan spaces and a seamless indoor-outdoor flow.

Within walking distance of shops and restaurants, and close to the upcoming Paralimni Marina, this villa is perfect for both year-round living and holiday getaways—blending comfort, style, and investment potential.

Property Info		Plot / Area Info		Additional info	
Covered Area	155	Plot area	299	Reference Number	7181
Covered Veranda	34	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Covered, Yes	Condition	Under Construction
				Bathrooms	2
				View	Sea view
Amenities		Location			
• Roof Garden		Location: Pernera		Region: Famagusta	
		Coordinates: 35.038104821801 / 34.033284159081			

Price: €605 000 + VAT

VAT for this property is **€32,982** or **€114,950**. 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	€3 903.00/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

€605 000 on Jun 26, 2025



