

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	333	Reference Number	7182
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		Region: Famagusta	
• Roof Garden		Location: Pernera			
		Coordinates: 35.038104821801 / 34.033284159081			

## Price: €609 000 + VAT

VAT for this property is **€33,200** or **€115,710**. 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>€3 929.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: +35725255505, +35794001333			

## Price change history

€609 000 on Jun 26, 2025





