

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                                       |              |                   |                    |
| • Roof Garden          |     | Location: Pernera                              |              | Region: Famagusta |                    |
|                        |     | 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: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€609 000 on Jun 26, 2025





