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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 Inf	fo	Additional info		
				Reference Number	7183	
Covered Area	155	Plot area	357	Property type	House	
Covered Veranda	34	Pool	Yes	Condition	Under Construction	
Total Number of Floors	2	Parking	Covered, Yes	Bathrooms	2	
				View	Sea view	
Amenities	Location					
• Roof Garden	Location: Pernera Coordinates: 35.038104821801 / 34.033284159081			Region: Famagusta L		



Price: €616 000 + VAT

VAT for this property is €33,582 or €117,040. 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 Price per SQM	None €3 974.00/m²	Common expenses	None		
Representative: RealDeal Estates							

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

Price change history

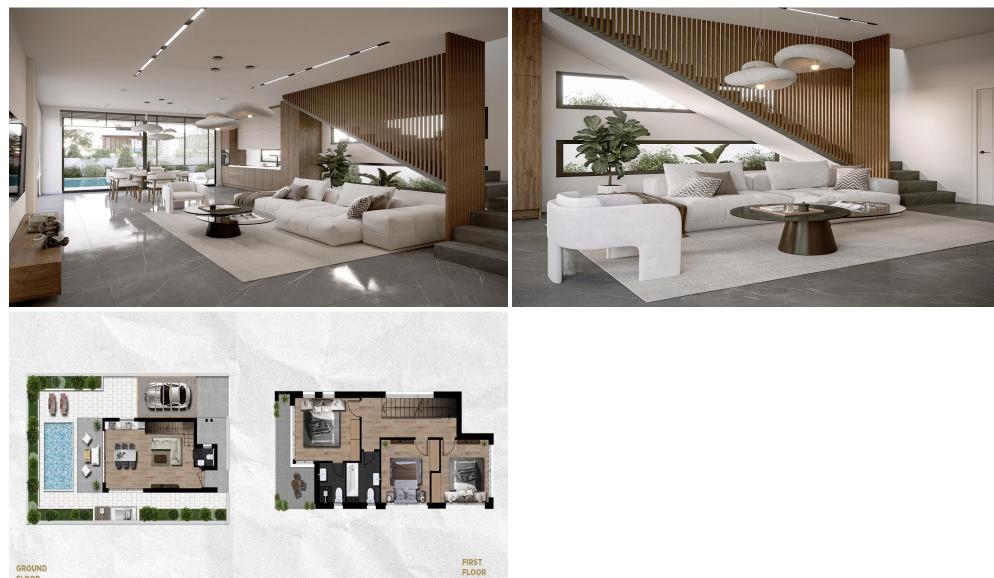
€616 000 on Jun 26, 2025

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