

### 3 Bedroom House for Sale in Pernera, Famagusta District

For sale a 3 bedroom modern villa with a swimming pool, which is located in the Pernera area, close to the main tourist area and only 700 meters from the beach of Kalamies. The villa has been carefully designed to ensure maximum living comfort, with large windows and spacious outdoor living areas. The villa offers a spacious open-plan living room with a fully equipped modern kitchen. Upstairs there is a master bedroom with a private balcony overlooking the pool and a bathroom, as well as two more bedrooms with a shared family bathroom. The villa has a swimming pool, which is surrounded by a garden with flowers and lush greenery.

#### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**202**  
**Unfurnished**  
**A**  
**No**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**165703**  
**House**  
**Brand New**  
**3**

#### Amenities

#### Location

**Location:** Pernera Region: **Famagusta**

## Price: €470 000 + VAT

VAT for this property is **€40,439** or **€89,300**. 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>€2 327.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€470 000 on Jul 10, 2025

