


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

In the picturesque area of Pernera, close to the popular resort of Protaras, this 3-bedroom villa invites you to enjoy your new home that promises luxury and comfort near the sea. 

Designed to take island architecture to a higher level while offering you relaxation in spacious indoor and outdoor areas, the villa ensures home comfort at its best, with superior furnishing, fully fitted kitchen and branded appliances, and luxurious bathrooms that add elegance to your personal care.

Whether in the interiors or lounging around your private pool, you will soon experience firsthand that villa was created to offer the essence of the island lifestyle, where beautiful beaches, resort e...

### Property Info

Covered Area  
Furnishing

**175**  
**Furnished**

### Plot / Area Info

Plot area  
Pool  
Parking

**580**  
**Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**7732**  
**House**  
**Pre-Owned**  
**2015**  
**3**

### Amenities

- Parking

### Location

**Location:** Pernera  
Coordinates: **35.025419086519 / 34.040097002921**

Region: **Famagusta**

## Price: €750 000 + VAT

VAT for this property is **€52,500** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 286.00/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

€750 000 on Jul 16, 2025





