

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

Three Bedroom Villa with Private Pool for sale in Pernera area, Protaras. The villa is situated in the privileged area of Pernera in Protaras. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernera's proximity to the Municipality of Paralimni ensures residents have easy access to essential public services, shopping centres, medical facilities, and schools, catering to all needs.



The property for sale is a double story, villa with private swimming pool. The ground floor consists of a living room, kitchen & dining are in an open space, a guest wc and covered veranda. The first floor consists of a...

### Property Info

Covered Area  
Air Conditioning

**155**  
**All rooms, Yes**

### Plot / Area Info

Plot area **333**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **52569**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Pernera  
Coordinates: **35.038359701589 / 34.033349268257**

Region: **Famagusta**

## 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: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€609 000 on Jul 29, 2025









