


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

A three-bedroom, two-storey villa with a private swimming pool, offering an internal area of 139.9 m<sup>2</sup>, is situated on a 369 m<sup>2</sup> plot. 

This project phase D offers an array of 12 villas located in Pernera – Protaras just 5 minutes away from sandy beaches, the upcoming marina of Paralimni and all amenities. Residents can choose from 3, 4-bedroom.

All villas are surrounded with big plots of land, attached to green areas within a reasonable price range, of which boast an optional basement and roof garden offering spectacular views of the Eastern coastline and a comfortable internal area ranging from 140 square meters to 170 square meters.

Features:

✓ Modern seas...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **175**

Covered Veranda **35**

Uncovered Veranda **26**

Total Number of Floors **2**

Energy Efficiency **A**

Heating **Underfloor Heating, Yes**

Plot area **369**

Pool **Yes**

Reference Number **8378**

Property type **House**

Bathrooms **4**

### Amenities

### Location

• Roof Garden

**Location:** Pernera

Region: **Famagusta**

Coordinates: **35.029732808849 / 34.034614561036**

## Price: €625 000 + VAT

VAT for this property is **€43,750** or **€118,750**. 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>~€21 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 571.00/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

€625 000 on Aug 13, 2025









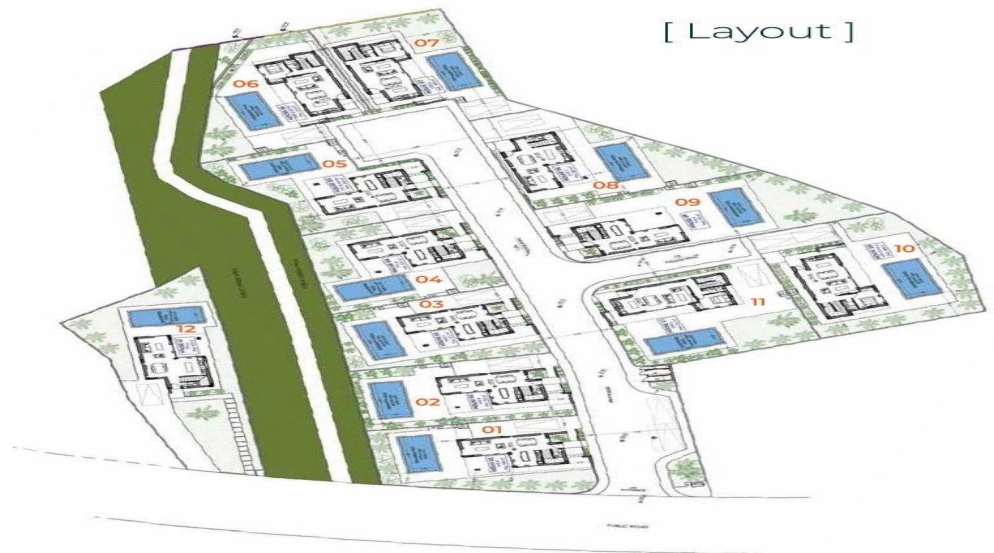


TYPE B



GROUND FLOOR  
Internal Area: 63,1 sq.m.  
Covered Veranda: 35,5 sq.m.

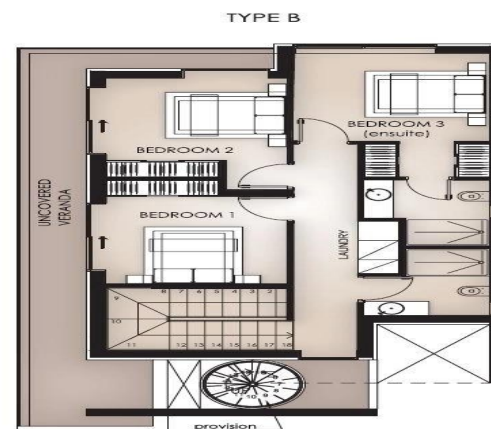
[ Layout ]





## OPTIONAL LOWER LEVEL

Internal Area: 32 sq.m.  
 Covered Veranda: 2,7 sq.m.  
 Uncovered Veranda: 4,8 sq.m.



## FIRST FLOOR

Internal Area: 76,8 sq.m.  
 Uncovered Veranda: 26,4 sq.m.