

### 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		<b>Additional info</b>	
Covered Area	175				
Covered Veranda	35			Reference Number	r <b>8378</b> <b>House</b> 4
Uncovered Veranda	26	Plot area	369	Property type  Bathrooms	
Total Number of Floors	2	Pool	Yes		
Energy Efficiency	A			Datilioonis	4
Heating	Underfloor Heating, Yes				



Roof Garden

#### Location

**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 Excluded

Title transfer fee ~€21 600.00

Price per SQM €3 571.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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# **Price change history**

€625 000 on Aug 13, 2025



























TYPE B



GROUND FLOOR Internal Area: Covered Veranda:

63,1 sq.m. 35,5 sq.m.







#### 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.