

## 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 338 m<sup>2</sup> plot. X

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	<b>175</b>		
Covered Veranda	<b>35</b>		
Uncovered Veranda	<b>26</b>	Plot area <b>338</b>	Reference Number <b>8379</b>
Total Number of Floors	<b>2</b>	Pool <b>Yes</b>	Property type <b>House</b>
Energy Efficiency	<b>A</b>		Bathrooms <b>4</b>
Heating	<b>Underfloor Heating, Yes</b>		

Amenities	Location	
• Roof Garden	<b>Location:</b> Pernera Coordinates: <b>35.029732808849 / 34.034614561036</b>	Region: <b>Famagusta</b>

## Price: €620 000 + VAT

VAT for this property is **€43,400** or **€117,800**. 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 Price per SQM	<b>~€21 400.00</b> <b>€3 543.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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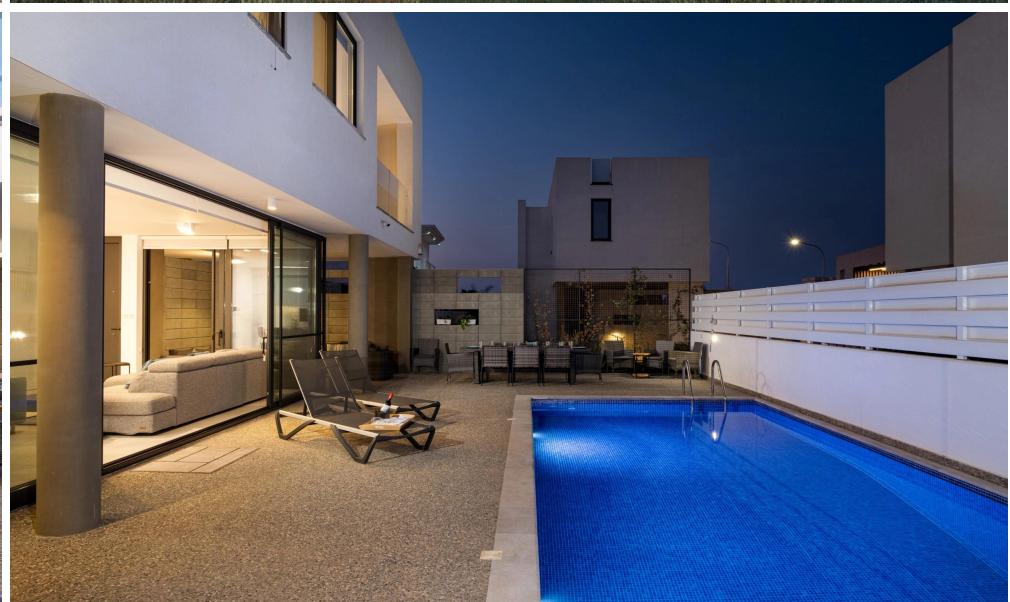
## Representative: RealDeal Estates

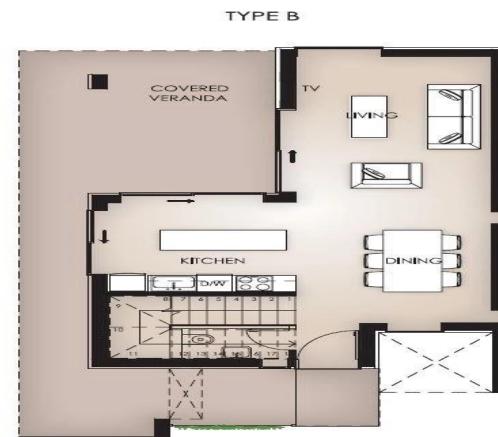
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€620 000 on Aug 13, 2025

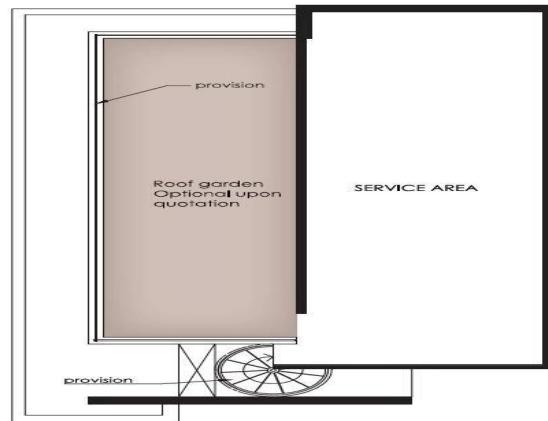






GROUND FLOOR  
Internal Area: 63,1 sq.m.  
Covered Veranda: 35,5 sq.m.

TYPE B



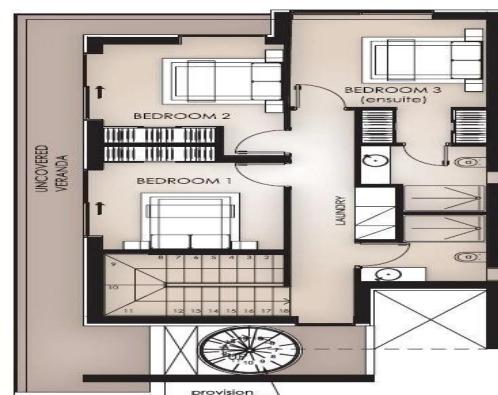
ROOF PLAN



OPTIONAL LOWER LEVEL

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

TYPE B



FIRST FLOOR

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