


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 m², is situated on a 338 m² 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	Plot area	338	Reference Number	8379
Total Number of Floors	2	Pool	Yes	Property type	House
Energy Efficiency	A			Bathrooms	4
Heating	Underfloor Heating, Yes				

Amenities

Location

- Roof Garden

Location: Pernera

Region: **Famagusta**

Coordinates: **35.029732808849 / 34.034614561036**

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	Excluded	Title transfer fee	~€21 400.00	Common expenses	None
		Price per SQM	€3 543.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
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Price change history

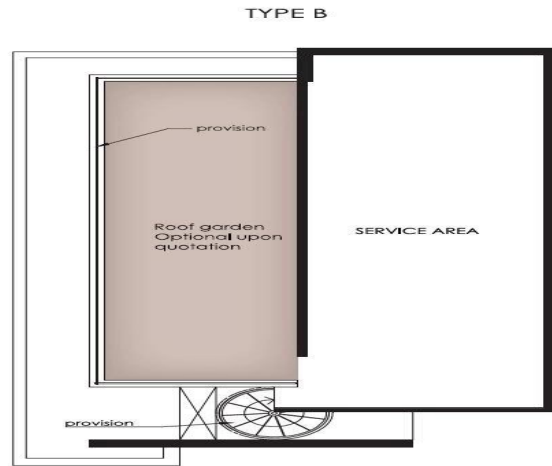
€620 000 on Aug 13, 2025







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

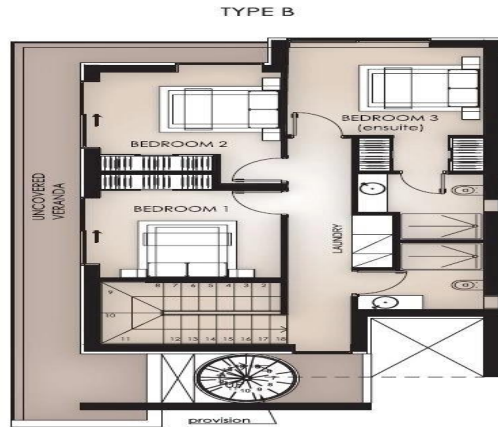


ROOF PLAN



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.