

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

Covered Area	175
Covered Veranda	35
Uncovered Veranda	26
Total Number of Floors	2
Energy Efficiency	A
Heating	Underfloor Heating, Yes

Plot / Area Info

Plot area	338
Pool	Yes

Additional info

Reference Number	8379
Property type	House
Bathrooms	4

- Roof Garden

Location

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

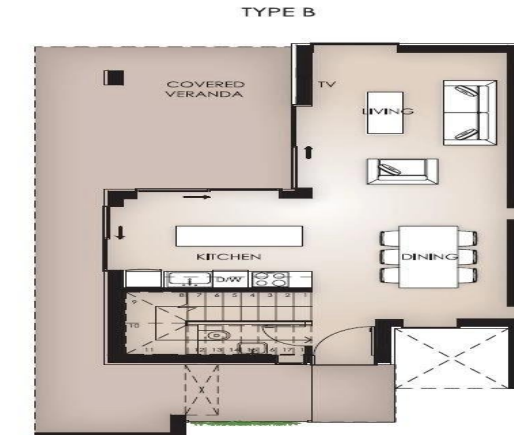
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

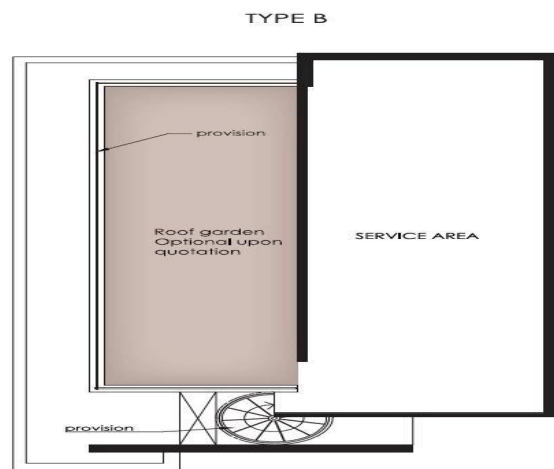
€620 000 on Aug 13, 2025



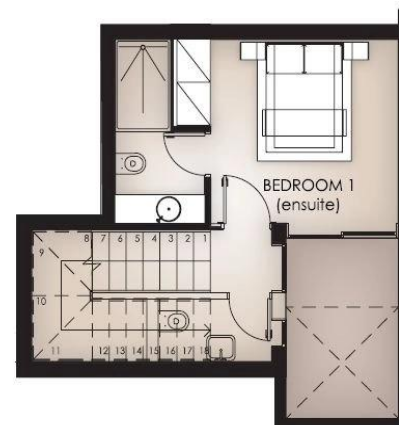




GROUND FLOOR
Internal Area: 63,1 sq.m.
Covered Veranda: 35,5 sq.m.

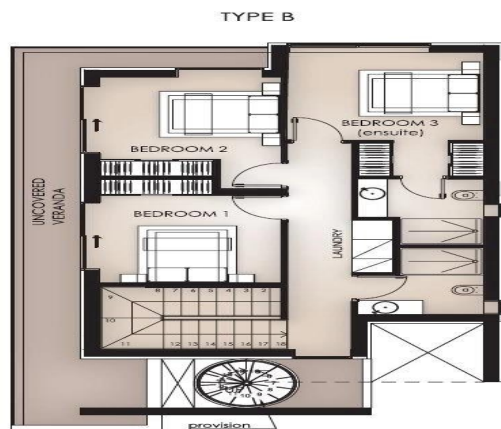


ROOF PLAN



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.