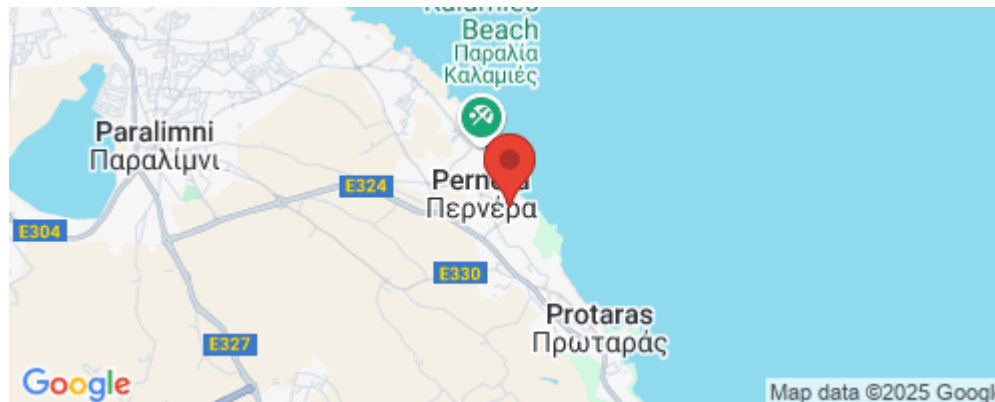


## 3 Bedroom House for Sale in Pernera, Famagusta District

Three Bedroom Detached Villa For Sale in Pernera – This beautiful three bedroom detached villa with an unobstructed sea views is situated on a popular complex in the heart of Pernera, perfectly located just a two minute walk to the stunning golden sands and blue waters of the Polyxenia Beach, making this an ideal family home or holiday or rental opportunity. Inside there is an open plan lounge, dining and kitchen with sliding patio door leading to the covered veranda, a well maintained garden with private pool and gated off-road car parking. A marble staircase leads you up to three double bedrooms and a family bathroom. The master bedroom benefits from ensuite facilit...



### Property Info

### Plot / Area Info

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**epcc1865**  
**House**  
**Pre-Owned**  
**3**  
**Sea view**

Covered Area

**110**

Pool

**Yes**

### Amenities

### Location

**Location:** Pernera  
**Coordinates:** **35.029 / 34.042**

**Region:** **Famagusta**

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 727.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€850 000 on Oct 20, 2023











