

3 Bedroom House for Sale in Pernera, Famagusta District

Reference ID: #SA32004 Price details: €610,000 +VAT Located in the Protaras neighbourhood of Pernera, this beautiful, modern villa is in a quiet development just off of the main tourist area, only 700 metres from Kalamies beach. Each aspect of the residence has been carefully finished to maximise living comfort, with large windows and outdoor living areas to complement the area's fantastic year-round weather. Enjoy lounging by the private pool, surrounded by a garden of flowers and lush greenery. Enter through a seamless transition from outdoor to indoor living space and find a spacious open plan living area with full modern kitchen. Upstairs find a master bedroom with private balcony overl...



Property Info

Covered Area	175
Covered Veranda	20
Uncovered Veranda	6
Total Number of Floors	2
Furnishing	Unfurnished
Energy Efficiency	N/A
Air Conditioning	No

Plot / Area Info

Plot area	321
Pool	Private, Yes
Parking	Covered, Yes

Additional info

Reference Number	SA32004
Property type	House
Condition	Under Construction
Construction Year	2025
Bathrooms	2

Amenities

- Storage room

Location

Location: Pernera

Region: **Famagusta**

Coordinates: **35.03192899476 / 34.032887373993**

Price: €610 000 + VAT

VAT for this property is **€42,700** or **€115,900**. 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	None	Common expenses	None
		Price per SQM	€3 486.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
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Price change history

€610 000 on Oct 19, 2023
 €620 000 on Aug 30, 2024
 €610 000 on Dec 20, 2024

