

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

Reference ID: #SA32004 Price details: €610,000 +VAT Located in the Protaras neighbourhood of Pernerá, 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	<b>175</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>6</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>321</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA32004</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Pernerá  
**Coordinates:** **35.03192899476 / 34.032887373993**

Region: **Famagusta**

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 486.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

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

