


4 Bedroom House for Sale in Pernera, Famagusta District

Welcome to the exquisite villas nestled in the heart of the idyllic area of Protaras – Pernera. This development presents twelve exclusive villas that epitomize elegance and luxury. With a unique modern design featuring clean lines and a light palette, these villas are crafted to fulfill your dream of the perfect home. Each residence boasts a private swimming pool and enchanting gardens, providing a daily retreat in an atmosphere of relaxation and comfort. 

All villas offer a modern kitchen, smart living and dining areas which all have easy access to the terrace and private pool. First floor accommodates 4 cosy bedrooms, with an ensuite bathroom in the master bedroom. As a deli...

Property Info

Covered Area	167
Covered Veranda	30
Uncovered Veranda	22
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	410
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	7674
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Pernera

Region: **Famagusta**

Coordinates: **35.037982 / 34.023897**

Price: €650 000 + VAT

VAT for this property is **€41,763** or **€123,500**. 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	Excluded	Title transfer fee	~€22 600.00	Common expenses	None
		Price per SQM	€3 892.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€650 000 on Oct 8, 2025

