

## 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	Plot / Area Info	Additional info		
Covered Area	<b>167</b>			
Covered Veranda	<b>30</b>			
Uncovered Veranda	<b>22</b>	Plot area	<b>410</b>	Reference Number <b>7674</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type <b>House</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Bathrooms <b>2</b>
Heating	<b>Autonomous Heating, Yes</b>			
Air Conditioning	<b>All rooms, Yes</b>			
Amenities	Location			
• Parking	<b>Location:</b> Pernera Coordinates: <b>35.037982 / 34.023897</b>	<b>Region: Famagusta</b>		

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€22 600.00</b> <b>€3 892.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€650 000 on Oct 8, 2025









