

## 4 Bedroom House for Sale in Pernerera, Famagusta District

Welcome to the exquisite villas nestled in the heart of the idyllic area of Protaras – Pernerera. 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	<b>167</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>22</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>410</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7674</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Pernerera                      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	<b>Excluded</b>	Title transfer fee	<b>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 892.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€650 000 on Oct 8, 2025









