

2 Bedroom House for Sale in Pernera, Famagusta District

This exclusive collection of luxury villas, nestled in the tranquil Protaras neighborhood of Pernera, offers a perfect balance of serenity and convenience. Just a short walk from diverse shops, restaurants, entertainment, and stunning beaches, these villas are designed for those who seek both comfort and a peaceful coastal lifestyle.

Set within a secure gated community, each villa offers spacious living areas and amenities to cater all the needs of modern family. Outside, each home boasts a private swimming pool surrounded by a beautifully landscaped garden with a sunlit patio, ideal for relaxing and al fresco dining.

The interiors feature a bright, open-plan layout with an el...

Property Info

Covered Area	128
Covered Veranda	27
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	217
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	9979
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Pernera Region: **Famagusta**
Coordinates: **35.024726 / 34.037339**

Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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	~€12 800.00	Common expenses	None
		Price per SQM	€3 164.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€405 000 on Oct 8, 2025





