

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

Three Bedroom Detached Villa for Sale in Pernera with Title Deeds Available This outstanding three bedroom detached villa, with title deeds available, is superbly positioned within easy walking distance of Pernera's thriving resort centre, stunning beaches, the newly developed marina, and an excellent selection of restaurants, bars, and local amenities. Properties in such highly sought after locations are rarely available, making this an exceptional opportunity. Beautifully cared for by the current owners, the villa offers a stylish and inviting interior with a well planned layout ideal for modern coastal living. The ground floor features a bright open-plan li...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **124**

Reference Number **epcc5081**

Property type **House**

Condition **Pre-Owned**

Bathrooms **3**

### Amenities

### Location

**Location:** Pernera

Region: **Famagusta**

Coordinates: **35.033 / 34.0317**

## Price: €479 000 + VAT

VAT for this property is **€23,950** or **€91,010**. 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>~€15 760.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€3 863.00/m²</b> |                 |             |

## Representative: Emerald Property Consultants

|                     |              |            |                               |
|---------------------|--------------|------------|-------------------------------|
| Registration number | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number      | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: +35723080080 |              |            |                               |

## Price change history

€479 000 on Nov 19, 2025

















