

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

Three Bedroom Detached Villa For Sale in Pernerá, Famagusta - Title Deeds (New Build Process) This development comprises of exquisite villas situated in the heart of the idyllic area of Protaras - Pernerá. Each villa embodies elegance and luxury. The villas have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villas have a private swimming pool, roof terraces (optional) and beautiful gardens that gives you the experience of an everyday getaway right at home. The villas offer a modern kitchen, smart living and dining areas which all have easy access to the private pool. First floor acco...

#### Property Info

#### Plot / Area Info

Covered Area **170**

#### Additional info

Reference Number **ros005n3**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Pernerá                      Region: **Famagusta**  
 Coordinates: **35.029 / 34.042**

## Price: €525 000 + VAT

VAT for this property is **€34,897** or **€99,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 088.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

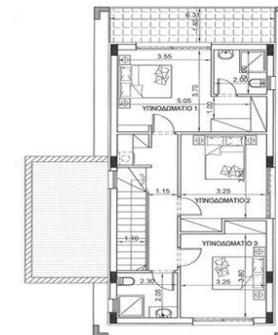
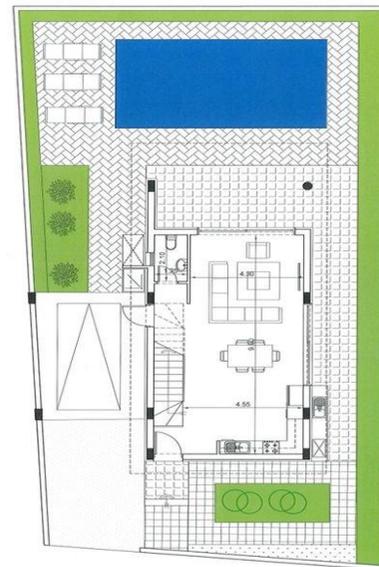
Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

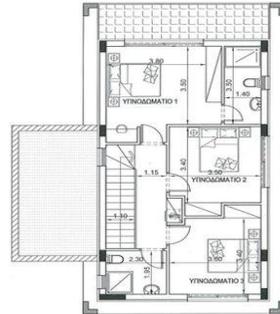
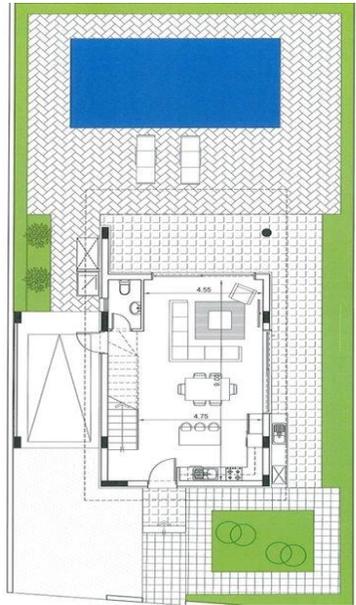
€525 000 on Feb 11, 2026



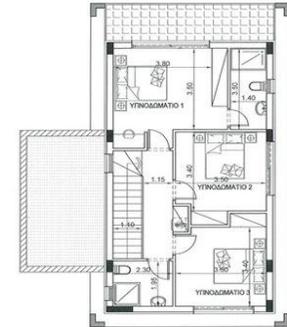




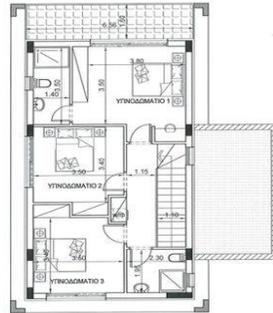
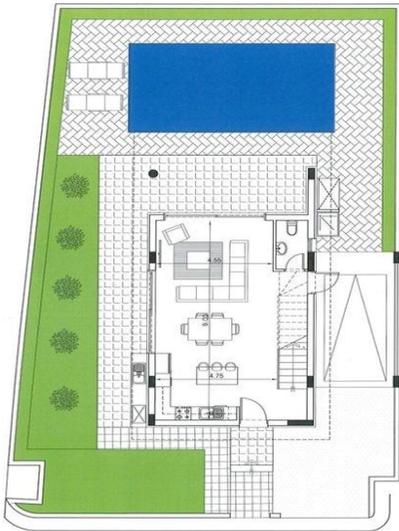
ΚΑΤΟΙΚΙΑ 1  
 ΚΟΡΥΦΑΙΟ  
 ΤΥΠΟΣ D' (mirar)  
 ΑΝΤΙΓΡΑΦΗ  
 Εμβα1=340m2



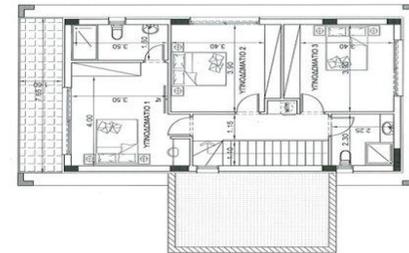
ΚΑΤΟΙΚΙΑ 3  
ΧΩΡΟΤΑΞΙΚΟ  
ΤΥΠΟΣ C  
Επιφ. = 357m<sup>2</sup>



ΚΑΤΟΙΚΙΑ 4  
ΧΩΡΟΤΑΞΙΚΟ  
ΤΥΠΟΣ C  
Επιφ. = 398m<sup>2</sup>



ΚΑΤΟΙΚΙΑ 5  
ΧΩΡΟΤΑΞΙΚΟ  
ΤΥΠΟΣ C\* (mirror)  
Επιφ. = 320m<sup>2</sup>



ΚΑΤΟΙΚΙΑ 7  
ΧΩΡΟΤΑΞΙΚΟ  
ΤΥΠΟΣ B  
Επιφ. = 339m<sup>2</sup>

