

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

Four Bedroom Detached Villa For Sale in Pernera, Famagusta – Title Deeds (New Build Process)  Last remaining 4 Bedroom detached villa !! - No: 6  This development comprises of exquisite villas situated in the heart of the idyllic area of Protaras – Pernera. 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 are...

### Property Info      Plot / Area Info

Covered Area **220**

### Additional info

Reference Number **ros005n4**

Property type **House**

Condition **Brand New**

Bathrooms **2**

### Amenities

### Location

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

## Price: €780 000 + VAT

VAT for this property is **€73,745** or **€148,200**. 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>None</b> <b>€3 545.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€780 000 on Feb 11, 2026









TYPE B PLANS



TYPE C PLANS