

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

Villa for sale in Pernera area, Famagusta. The house with a private pool and parking is located on a plot of 387 m2. The architecture of the villa combines functionality and aesthetics. The covered area of the house is 168 m2, there is also a spacious covered veranda of 52 m2 and a roof garden of 45 m2. The project includes an open plan kitchen and living room, three bedrooms and three bathrooms. The area has everything you need for everyday life: shops, restaurants, schools and medical centers are in the immediate vicinity.

| <b>Property Info</b> |                    | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                           |
|----------------------|--------------------|-------------------------|---------------------|------------------------|---------------------------|
| Covered Area         | <b>266</b>         |                         |                     | Reference Number       | <b>203601</b>             |
| Furnishing           | <b>Unfurnished</b> |                         |                     | Property type          | <b>House</b>              |
| Energy Efficiency    | <b>A</b>           | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Air Conditioning     | <b>No</b>          |                         |                     | Bathrooms              | <b>4</b>                  |

| <b>Amenities</b>                                  | <b>Location</b> |
|---|-----------------|
| <b>Location:</b> Pernera Region: <b>Famagusta</b> |                 |

## Price: €700 000 + VAT

VAT for this property is **€77,737** or **€133,000**. 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<br>Price per SQM | <b>None</b><br><b>€2 632.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€700 000 on Feb 17, 2026



