

3 Bedroom House for Sale in Pernerá, Famagusta District

This elegant 3-bedroom villa is designed to offer the perfect combination of modern living, comfort, and privacy in the charming area of Pernerá, Protaras. With a contemporary architectural style, bright interiors, and open-plan living spaces, the villa provides a welcoming environment for both permanent residence and holiday living. The ground floor features a spacious open-plan living and dining area that flows seamlessly into a fully equipped modern kitchen. Large sliding doors lead directly to a private swimming pool and landscaped garden, creating a natural connection between indoor and outdoor living spaces and offering the perfect setting for relaxation and entertaining. The first ...

Property Info

| | |
|-------------------|-----------------------|
| Covered Area | 170 |
| Covered Veranda | 20 |
| Uncovered Veranda | 23 |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 360 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

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|------------------|---------------|
| Reference Number | 243080 |
| Property type | House |
| Bathrooms | 2 |

Amenities

- Parking

Location

Location: Pernerá Region: **Famagusta**

Price: €545 000 + VAT

VAT for this property is **€36,226** or **€103,550**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€18 400.00 | Common expenses | None |
| | | Price per SQM | €3 206.00/m² | | |

Representative: MySpace

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|--|--------------|------------|---|
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Price change history

€545 000 on Mar 11, 2026



