

### 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	<b>170</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>23</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>360</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>243080</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

#### 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€18 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 206.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
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## Price change history

€545 000 on Mar 11, 2026



