

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	190
Covered Veranda	20
Uncovered Veranda	23
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	400
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	243083
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Pernerá Region: **Famagusta**

Price: €610 000 + VAT

VAT for this property is **€48,479** or **€115,900**. 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	Excluded	Title transfer fee	~€21 000.00	Common expenses	None
		Price per SQM	€3 211.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSACE Real Estate/ A.SP.Thinkrealty ltd
Phone:	+35795129336, +35799409010		

Price change history

€610 000 on Mar 11, 2026



