

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

This stunning 4-bedroom villa is designed to provide the ultimate combination of modern living, luxury, and comfort in the idyllic area of Pernerera, Protaras. With contemporary architectural design, spacious interiors, and bright, open-plan living spaces, the villa offers an exceptional environment for both permanent residence and holiday living. The ground floor features a generous open-plan living and dining area that seamlessly connects to a fully equipped modern kitchen. Large sliding doors lead to a private swimming pool and beautifully landscaped garden, creating a harmonious indoor-outdoor living experience perfect for relaxation, entertaining, and enjoying the Mediterranean clima...

### Property Info

Covered Area	<b>220</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>400</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>243084</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Pernerera Region: **Famagusta**

## 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	<b>~€27 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 545.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€780 000 on Mar 11, 2026



