

3 Bedroom House for Sale in Pernera, Famagusta District

Welcome to exclusive luxury villas in Protaras, just a short stroll away from the island's most beautiful beaches. Located in the quiet and picturesque neighbourhood of Pernera, these villas provide easy access to shops, supermarkets, dining venues, and private schools in just a few minutes' drive. There is a wide range of amenities, from premiere international restaurants to traditional cafes and local markets. The area also offers quick access to the motorway leading to Larnaca International Airport and allowing for hassle-free travel throughout the island. This exceptional development comprises 12 detached 3-bedroom villas, each with its own private pool, set on spacious plot...



Property Info

Covered Area	175
Covered Veranda	35
Uncovered Veranda	26
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Plot area	369
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	6932
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Pernera
Coordinates: **35.030069 / 34.031412**

Region: **Famagusta**

Price: €625 000 + VAT

VAT for this property is **€43,750** or **€118,750**. 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	~€21 600.00	Common expenses	None
		Price per SQM	€3 571.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€625 000 on Mar 20, 2026

