

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

This luxurious four-bedroom villa is part of an exclusive boutique development of just four residences, ideally located in Perneria — one of the most sought-after seaside areas on the southeast coast of Cyprus. Set in a peaceful residential neighborhood, the property combines modern architecture with premium living and a relaxed Mediterranean lifestyle. 

Thoughtfully designed with contemporary aesthetics, the villa offers spacious interiors, abundant natural light, and a seamless flow between indoor and outdoor living areas, making it ideal for both permanent residence and holiday use.

### Key Features:

- Four spacious bedrooms
- Internal covered area: 168 m<sup>2</sup>

## Price: €650 000 + VAT

VAT for this property is **€61,455** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 955.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€650 000 on Mar 24, 2026



