

### 3 Bedroom House for Sale in Pernera, Famagusta District

Stylish, 3 Bedroom Villa with Pool & Roof Garden for sale in Pernera, Famagusta. The villa is situated in the privileged area of Pernera in Protaras. This rapidly developing area offers seamless access to the renowned Blue Flag beaches, making it an ideal destination. Moreover, Pernera's proximity to the Municipality of Paralimni ensures residents have easy access to essential public services, shopping centres, medical facilities, and schools, catering to all needs.



Double storey villa for sale in Pernera area. The ground floor consists of a living, kitchen with dining area in an open space and guest wc. The first floor consists of 3 bedrooms-master is en suite with shower, ...

#### Property Info

Covered Area **139**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **356**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **55919**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Pernera Region: **Famagusta**  
 Coordinates: **35.031374397562 / 34.033193827416**

## Price: €646 000 + VAT

VAT for this property is **€32,300** or **€122,740**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 647.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€646 000 on May 8, 2026











