

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

Reference ID: #SA33493 Price details: €543,000 +VAT Project situated in the cosmopolitan seaside resort of Protaras, renowned for its award-winning beaches ranking among the best in Europe. Positioned in the popular and rapidly developing area of Pernera, and near the new Paralimni Marina. Comprising 18 opulent villaS, presents an excellent opportunity for both investment and home ownership. The residences boast clean, minimal geometric lines, showcasing a distinctive design and elevated aesthetics evident in the natural tones of both interiors and exteriors. Each villa features a private swimming pool, garden, and a roof garden with captivating sea views. The ground-floor covered terraces sea...



#### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>19</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>305</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA33493</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Protaras  
**Coordinates:** **35.031181712545 / 34.029124850466**

Region: **Famagusta**

## Price: €543 000 + VAT

VAT for this property is **€36,873** or **€103,170**. 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>€3 157.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€542 000 on Feb 14, 2024

€543 000 on Jun 25, 2025



