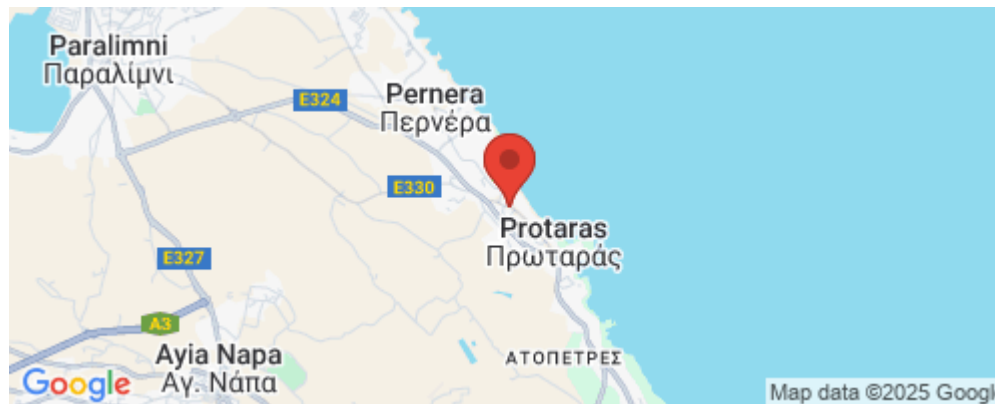


### 3 Bedroom House for Sale in Protaras, Famagusta District

Three Bedroom Detached Villa For Sale in Protaras, Famagusta – Title Deeds (New Build Process) **PRICE REDUCTION !!** (was €650,000 + VAT) Last remaining Type B villa – Villa 6 This stunning complex will consist of 20 Detached villas which are all fitted with luxury tiles and fittings and will be combined with modern design. The villa boasts a total of 3 Bedrooms with an option to add a basement with another 2 bedrooms both with ensuite facilities. In addition the villa has its own private swimming pool and a roof terrace with breathtaking sea views. The villa is situated in Protaras with its many beaches, and restaurants with international ...



#### Property Info

#### Plot / Area Info

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**bea005n3/6**  
**House**  
**Brand New**  
**2**  
**Sea view**

Covered Area

**159**

Pool

**Yes**

#### Amenities

#### Location

**Location:** Protaras  
**Coordinates:** **35.016667 / 34.05**

**Region:** **Famagusta**

## Price: €600 000 + VAT

VAT for this property is **€34,755** or **€114,000**. 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>€3 774.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

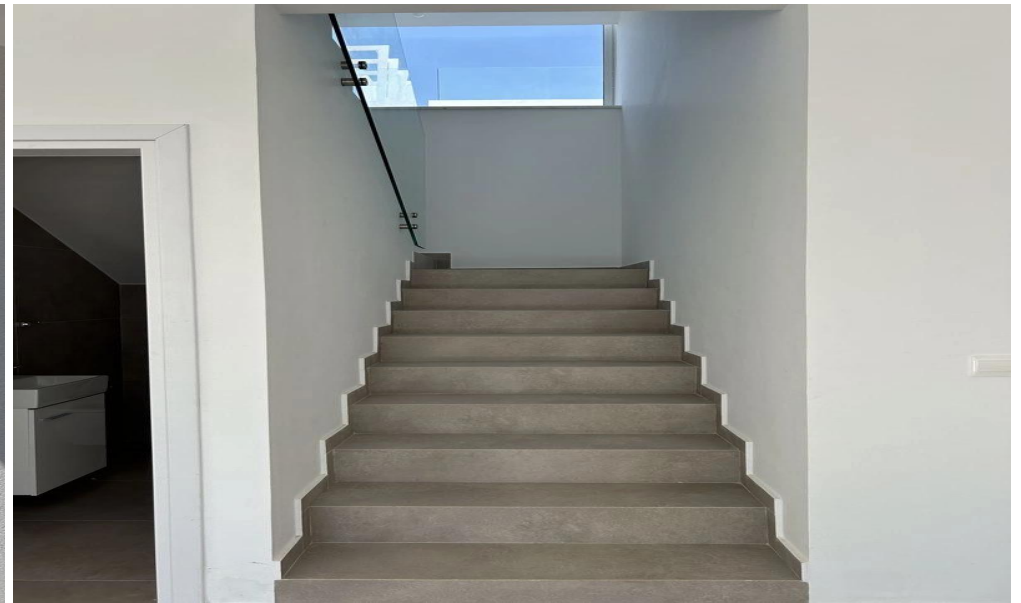
## Price change history

€650 000 on Sep 22, 2024

€600 000 on Mar 8, 2025

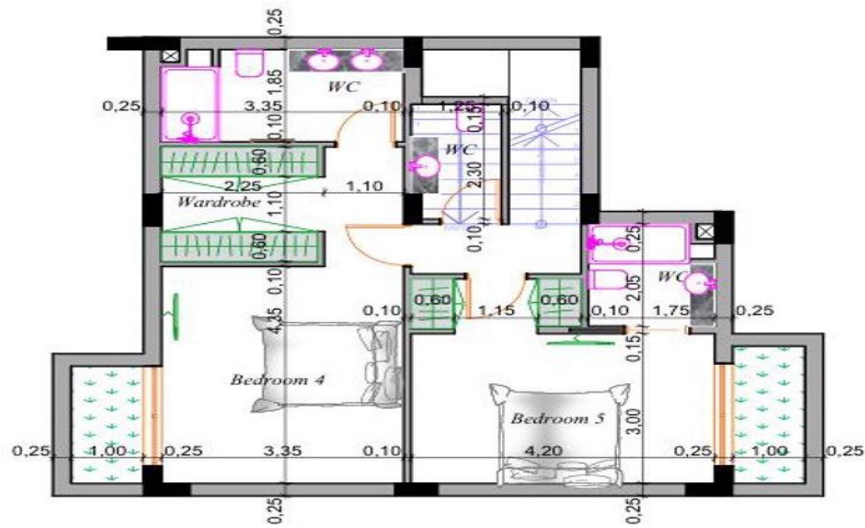
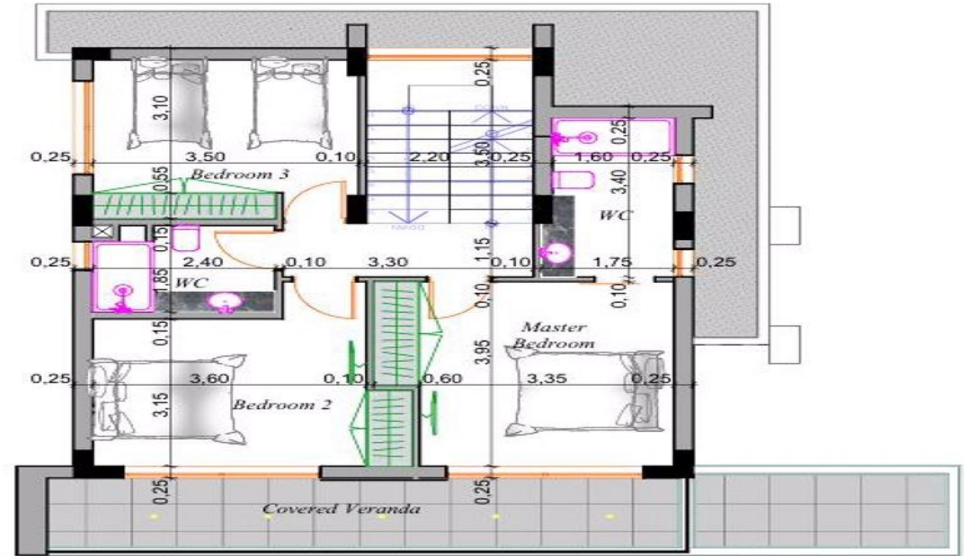












-1. Basement (Optional) 1:100

