

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

Reference ID: #SA35359  
Price details: €605,000 +VAT  
Project 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. Offering a prime location mere minutes from the upcoming New Paralimni Marina set to redefine the Protaras area upon its completion in 2026, this project presents an excellent investment opportunity with high returns. The New Paralimni Marina will offer an... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>189</b>			Reference Number	<b>SA35359</b>
Total Number of Floors	<b>2</b>	Plot area	<b>299</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

Amenities	Location
	<b>Location:</b> Protaras Region: <b>Famagusta</b> Coordinates: <b>35.038333317345 / 34.033409073143</b>

## Price: €605 000 + VAT

VAT for this property is **€47,728** or **€114,950**. 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 Price per SQM	<b>None</b> <b>€3 201.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€609 000 on Oct 24, 2024

€605 000 on Jun 25, 2025





