

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

The project offer an exclusive set of modern, exquisitely finished villas, located in Pernera – Protaras just 5 minutes away from sandy beaches, the upcoming marina of Protaras and all amenities.

Residents can choose from 2 and 3 bedroom villas with reasonable prices, all of which have been expertly designed to fit the natural environment.

Using marble and imported tile finishes with high quality aluminium windows and imported stainless steel fixtures, the villas create a relaxing oasis to suit any needs.

### Key Features

Modern Seaside Residences

Open Plan Design with Spacious Interior

Walking Distance to the Sea

Gated Community

Private Swimming P...

### Property Info

### Plot / Area Info

### Additional info

Reference Number

**37971**

Property type

**House**

Covered Area

**157**

Plot area

**268**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**2**

### Amenities

- Storage room

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €570 000 + VAT

VAT for this property is **€32,058** or **€108,300**. 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>€3 631.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€540 000 on Dec 14, 2024  
 €570 000 on Jun 4, 2025

