

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

This 3 bedroom villa nestled in the tranquil area of Agia Triada, Protaras, this offers a peaceful haven for both permanent residents and holidaymakers.



Its location perfectly balances seclusion and convenience, situated between the vibrant areas of Kapparis and Pernera, which thrive year-round.

- Features a private swimming pool and garden, ensuring complete privacy
- Contemporary exterior design incorporating wood, metal, and stone for a natural yet modern aesthetic

Designed for Relaxation

The outdoor space blend seamlessly with their surroundings, using wood and stone to create a tranquil poolside retreat. Inside, the interiors boast natural tones ...

### Property Info

Covered Area **162**  
Covered Veranda **28**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **221**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **234488**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2027**  
Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.0374362 / 34.0236877**

## Price: €470 000 + VAT

VAT for this property is **€28,374** or **€89,300**. 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>€2 901.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€430 000 on Jan 29, 2025  
 €470 000 on Mar 17, 2025









