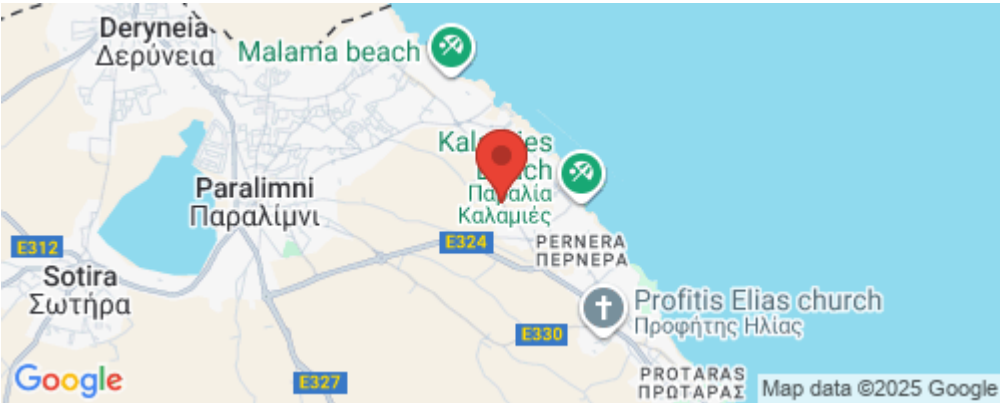


3 Bedroom House for Sale in Protaras, Famagusta District

Seaside Serenity with Modern Elegance



Nestled in the tranquil area of Agia Triada, Protaras, this project 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 Perna, which thrive year-round.

Project Highlights

- 11 three-bedroom residences: 10 semi-detached and 1 detached villa
- Each villa 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 s...

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	234491
Property type	House
Bathrooms	3

Amenities

Location



- Parking

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.0374362 / 34.0236877**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €499 000 + VAT

VAT for this property is **€30,125** or **€94,810**. 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>~€16 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 080.00/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

€459 000 on Jan 29, 2025  
 €499 000 on Mar 17, 2025





