

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

Luxury Seaview Villa in the Heart of Protaras

A harmonious blend of contemporary design and breathtaking surroundings, this exquisite 3-bedroom villa offers a refined living experience in one of Cyprus' most sought-after coastal locations. Situated in the prestigious Green Bay area of Protaras, this residence boasts unparalleled sea views and close proximity to award-winning Blue Flag beaches.

Elegant Design & Superior Comfort

Spacious and light-filled interiors, designed for effortless coastal living.

Three generously sized double bedrooms, including a ground-floor bedroom with direct access to the pool area.

Two ensuite bedrooms upstairs, eac...

### Property Info

Covered Area **195**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **300**  
 Pool **Yes**

### Additional info

Reference Number **234943**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

#### Location

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

## Price: €699 000 + VAT

VAT for this property is **€57,533** or **€132,810**. 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>~€24 560.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 585.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€699 000 on Feb 14, 2025





