

## 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		Plot / Area Info		Additional info	
Covered Area	<b>271</b>	Plot area	<b>383</b>	Reference Number	<b>234945</b>
Energy Efficiency	<b>A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>
				View	<b>Sea view</b>
Amenities		Location			
		<b>Location:</b> Protaras Region: <b>Famagusta</b>			

## Price: €525 000 + VAT

VAT for this property is **€59,067** or **€99,750**. 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>~€17 600.00</b> <b>€1 937.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€525 000 on Feb 14, 2025







