

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

Modern Coastal Villa Just Steps from the Sea

A serene retreat designed for those who seek a luxurious and contemporary lifestyle, this exquisite 3-bedroom villa offers the perfect escape with stunning sunrise and sunset views. Located just 200 meters from the sea, it combines tranquility, elegance, and convenience, providing the ultimate holiday or permanent home experience.

Sophisticated Design & Ultimate Comfort

Bright and airy interiors, thoughtfully designed for modern living.

Open-plan living and dining area, featuring a fully equipped kitchen with a breakfast island.

Three spacious bedrooms, including a master ensuite, a twin bedroom, and a...

### Property Info

Covered Area **185**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **234947**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

#### Location

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

**Price: €675 000 + VAT**

VAT for this property is **€51,628** or **€128,250**. 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>~€23 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 649.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€675 000 on Feb 14, 2025





