

### 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		Plot / Area Info		Additional info	
Covered Area	185	Plot area	300	Reference Number	234947
Energy Efficiency	A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes			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/m²</b>		

## Representative: MySpace

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## Price change history

€675 000 on Feb 14, 2025





