

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

Charming 3-Bedroom Villa in Cape Greco – Just 100m from the Sea

Discover coastal luxury and tranquility in this beautifully maintained three-bedroom villa, perfectly situated in the prestigious Cape Greco area. Built in 2009, this turnkey property offers an exceptional blend of comfort, style, and investment potential.

Elegant Design & Spacious Interiors

135 sqm of bright and airy living space, designed for relaxation and style.

Thoughtfully designed layout, blending modern aesthetics with cozy charm.

Nestled on a 250 sqm plot, offering privacy and a serene coastal atmosphere.

Private Outdoor Oasis

Refreshing private pool, perfe...

### Property Info

Covered Area	<b>139</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>250</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>234956</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

### Location

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

## Price: €499 000 + VAT

VAT for this property is **€24,950** 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>€3 590.00/m²</b>		

## Representative: MySpace

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## Price change history

€499 000 on Feb 14, 2025











