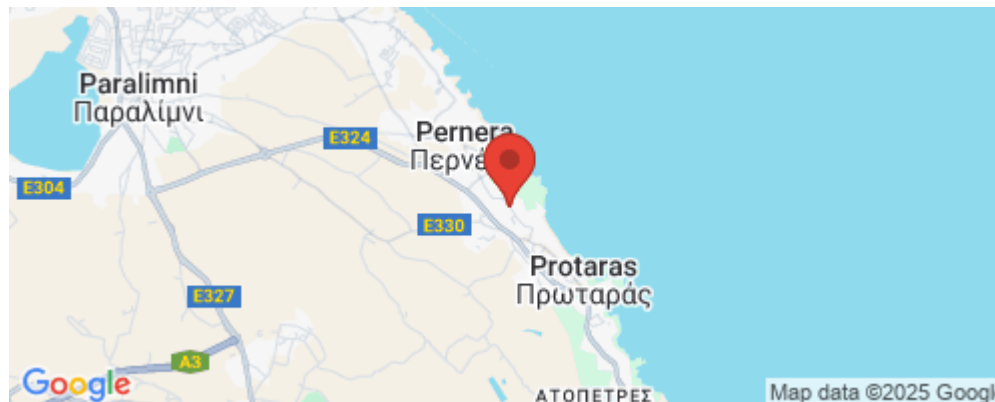


### 3 Bedroom House for Sale in Protaras, Famagusta District

Spectacular, Three Bedroom Villa with Pool for Sale in Protaras area, Famagusta. Located a few hundred meters from Protaras beautiful coastline at superb location overlooking Protaras. There is access to amenities such as restaurants, bakery, supermarket etc.



Villa for sale in Protaras area, Famagusta. The property is a double story house with private swimming pool. The ground floor consists of open plan kitchen, living room, dining area and guest wc. The first floor consists of a main bathroom, 3 bedrooms and en suite master bedroom. Externally, the house provides swimming pool, garden, bbq area and covered parking. The house will be on a 262 sqm plot.

This home features s...

#### Property Info

Covered Area **132**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **262**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **50937**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Protaras  
Coordinates: **35.02232450706 / 34.045021127881**

Region: **Famagusta**

## Price: €591 000 + VAT

VAT for this property is **€29,550** or **€112,290**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 477.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€591 000 on Mar 16, 2025

