

### 3 Bedroom House for Sale in Famagusta District

This unique villa complex is nestled in the charming area of Protaras, just 50 meters from a stunning sandy beach, offering the perfect blend of privacy and convenience with easy access to schools, shops, restaurants, and popular tourist attractions.

Designed in a sleek contemporary style, the villas feature clean geometric lines, panoramic windows, and refined finishes. These spacious two-story residences, available in 2- and 3-bedroom configurations, have been meticulously planned to provide an unparalleled sense of comfort and elegance. A standout feature is the private rooftop terrace, offering breathtaking sea views—an idyllic setting for relaxation and enjoying the gentle Me...



#### Property Info

Covered Area

**142**

#### Plot / Area Info

Plot area

**272**

#### Additional info

Reference Number

**f19804**

Property type

**House**

Bathrooms

**2**

#### Amenities

#### Location

Region: **Famagusta**

Coordinates: **35.0417 / 34.0256**

## Price: €680 000 + VAT

VAT for this property is **€34,000** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 789.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€680 000 on Mar 16, 2025



