

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

Seaside Serenity with Modern Elegance

Nestled in the tranquil area of Agia Triada, Protaras, this project offers a peaceful haven for both permanent residents and holidaymakers. Its location perfectly balances seclusion and convenience, situated between the vibrant areas of Kapparis and Pernera, which thrive year-round.

### Project Highlights

- 11 three-bedroom residences: 10 semi-detached and 1 detached villa
- Each villa features a private swimming pool and garden, ensuring complete privacy
- Contemporary exterior design incorporating wood, metal, and stone for a natural yet modern aesthetic

### Designed for Relaxation

The outdoor s...

#### Property Info

Covered Area	<b>162</b>
Covered Veranda	<b>28</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>221</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>235878</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

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

## Price: €472 000 + VAT

VAT for this property is **€28,495** or **€89,680**. 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>~€15 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 914.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€472 000 on Mar 17, 2025





