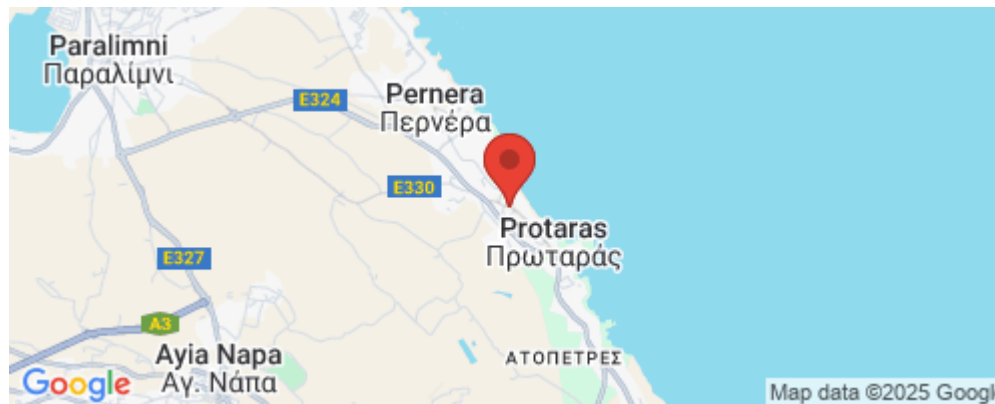


### 3 Bedroom House for Sale in Protaras, Famagusta District

Three Bedroom Detached Villa For Sale in Protaras, Famagusta – Title Deeds (New Build Process) – Exceptional three-bedroom detached villa with a private pool set in the sought after, tranquil area of Protaras. Situated in an elevated position, this fabulous villa offers beautiful views of the surrounding area, yet is just a short distance to the centre of Protaras with a plethora of shops, bars and restaurants to enjoy, plus the famous Fig Tree Bay and many more golden sands to explore. – Built to a high specification, this luxury property offers modern, contemporary living, promising both privacy and peace. The open plan design of the ground floor allows plenty o...



#### Property Info

#### Plot / Area Info

Covered Area **190**

#### Additional info

Reference Number **sak001n3**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Protaras                      Region: **Famagusta**  
 Coordinates: **35.016667 / 34.05**

## Price: €470 000 + VAT

VAT for this property is **€37,353** or **€89,300**. 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>€2 474.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€470 000 on Mar 19, 2025













