

## 3 Bedroom House for Sale in Famagusta District

This exclusive development of 14 contemporary three-bedroom villas is nestled in the scenic surroundings of Protaras, just a short walk from a golden sandy beach and the crystal-clear waters of the Mediterranean. Each residence boasts a private swimming pool, a charming terrace, and a beautifully landscaped garden—creating an idyllic retreat for relaxation and outdoor living.

The architectural design embraces clean, modern lines and natural materials, seamlessly blending with the picturesque landscape to offer a sense of serenity and privacy. Expansive terraces, floor-to-ceiling windows, and open-plan layouts invite an abundance of natural light, enhancing the feeling of space and...



### Property Info

Covered Area

**152**

### Plot / Area Info

Plot area

**452**

### Additional info

Reference Number

**f20705**

Property type

**House**

Construction Year

**2027**

Bathrooms

**3**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.041 / 34.0196**

## Price: €600 000 + VAT

VAT for this property is **€31,105** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 947.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€600 000 on Apr 5, 2025





