

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

This modern three-bedroom villa offers an exceptional opportunity to own a stylish home in the heart of Protaras, one of Cyprus’s most sought-after coastal resorts. Ideally located just a short walk from the world-renowned Yianna Marie Beach and the vibrant Protaras center, this contemporary property is perfect for both holiday living and year-round residence.



Built to the highest standards, the villa features a spacious open-plan layout combining the living, dining, and kitchen areas, creating a bright and inviting atmosphere. A convenient guest WC with shower is also located on the ground floor.

Upstairs, the master bedroom includes a private en-suite bathroom, while t...

Property Info

Covered Area	126	Plot area	295
Air Conditioning	All rooms, Yes	Pool	Yes
		Parking	Uncovered, Yes

Additional info

Reference Number	12148
Property type	House
Condition	Brand New
Bathrooms	2

Amenities

- Guest WC

Location

**Location:** Protaras  
Coordinates: **35.020772949793 / 34.046659645029**  
Region: **Famagusta**

## Price: €535 000 + VAT

VAT for this property is **€26,750** or **€101,650**. 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>€4 246.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€535 000 on May 2, 2025

















