

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

This contemporary designed 3 bedroom villa is situated in a prime location in the heart of Protaras Resort just 6-8 mins walk to the famous Yianna Marie Beach.

Constructed at the highest standards this new property comprises an open plan living/dining area and kitchen. There is also a guest WC with a shower.

Upstairs the master bedroom hosts an en-suite whilst the other two bedrooms share the main family bathroom.

The property will be positioned on a spacious plot offering plenty of room for those who enjoy entertaining.

Protaras tourist resort has become one of the most popular destinations in Cyprus in recent years, offering a variety of entertainment to vi...

### Property Info

Covered Area **126**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **295**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **12148**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Protaras 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





