

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

Nestled between the picturesque beaches of Malama and Ayia Triada, project offer an array of 21 modern villas in 3 phases. Choose from 3 and 4 bedroom reasonably priced villas, all of which boast spacious modern living spaces, private swimming pools and quality finishes.

Located in Protaras, in the friendly residential neighbourhood of Kapparis, the villas are only 500 metres from the beautiful beach and traditional harbour of Ayia Triada, with 5 other beaches within a 2 km radius. Take advantage of spectacular views that the location provides with an optional roof garden.

Available 3 bedroom villas

Lower lever and roof garden are optional.

#### Property Info

Covered Area	<b>196</b>
Covered Veranda	<b>41</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Plot area	<b>320</b>
Pool	<b>Yes</b>

#### Additional info

Reference Number	<b>236769</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

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

**Price: €740 000 + VAT**

VAT for this property is **€61,314** or **€140,600**. 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>€3 776.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€740 000 on May 7, 2025



