

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	196
Covered Veranda	41
Floor Number	2
Energy Efficiency	A

Plot / Area Info

Plot area	320
Pool	Yes

Additional info

Reference Number	236769
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	3

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 776.00/m²		

Representative: MySpace

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Price change history

€740 000 on May 7, 2025



