

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		Plot / Area	Info	Additional info		
Covered Area	Number 2 Pool Yes			Reference Number	236769	
Covered Area				Property type	House	
Covered Veranda		320		Under Construction		
Floor Number		Voc	Condition			
Energy Efficiency		P001	res	Construction Year	2025	
				Construction real	2025	
				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 SOM	€3 776,00/m ²		None

Representative: MySpace

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Price change history

€740 000 on May 7, 2025















