

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

A three-bedroom, two-storey villa with a private swimming pool, offering an internal area of 138.6 m<sup>2</sup>, is situated on a 297 m<sup>2</sup> plot. X

This project presents an exclusive collection of modern, elegantly finished residences, ideally situated in the popular resort town of Protaras, near Agia Triada Beach. Just minutes away from pristine sandy shores and a wealth of nearby amenities, this development offers an exceptional coastal living experience.

Premiere international restaurants, nightly entertainment, shopping, and traditional cafes and markets are all within easy reach while hospitals and international schools are a 5 to 10 minute drive. Larnaca international airport is a ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>152</b>				
Covered Veranda	<b>14</b>	Plot area	<b>297</b>	Reference Number	<b>8256</b>
Uncovered Veranda	<b>14</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>	Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	Region: <b>Famagusta</b>
• Parking	<b>Location:</b> Protaras Coordinates: <b>35.04791646711 / 34.017781013354</b>	

## Price: €635 000 + VAT

VAT for this property is **€32,920** or **€120,650**. 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 Price per SQM	<b>~€22 000.00</b> <b>€4 178.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€635 000 on Aug 1, 2025

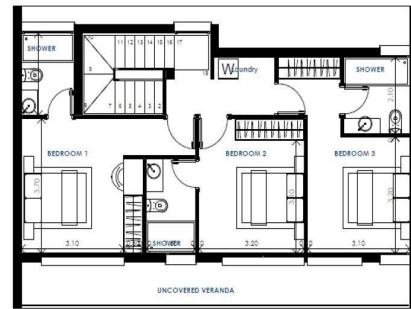






1 GROUND FLOOR  
1 : 100

TYPE A PLANS



2 FIRST FLOOR  
1 : 100