


### 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 289 m<sup>2</sup> plot. 

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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>152</b> |
| Covered Veranda        | <b>14</b>  |
| Uncovered Veranda      | <b>14</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>289</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

#### Additional info

|                  |              |
|------------------|--------------|
| Reference Number | <b>8256</b>  |
| Property type    | <b>House</b> |
| Bathrooms        | <b>3</b>     |

#### Amenities

- Parking

#### Location

**Location:** Protaras

Coordinates: **35.04791646711 / 34.017781013354**

Region: **Famagusta**

## 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 | <b>~€22 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 178.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

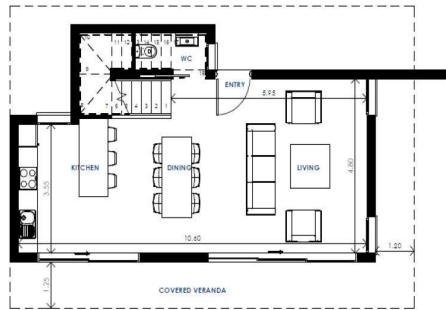
|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

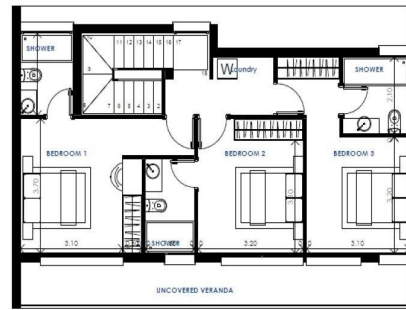
€635 000 on Aug 1, 2025







1 GROUND FLOOR  
1 : 100



2 FIRST FLOOR  
1 : 100

TYPE A PLANS