

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 m², is situated on a 292 m² 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	152				
Covered Veranda	14	Plot area	292	Reference Number	8259
Uncovered Veranda	14	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Uncovered, Yes	Bathrooms	3
Energy Efficiency	A				

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

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	Excluded	Title transfer fee Price per SQM	~€22 000.00 €4 178.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	------------------------------------------------------	-----------------	-------------

Representative: RealDeal Estates

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

Price change history

€635 000 on Aug 1, 2025

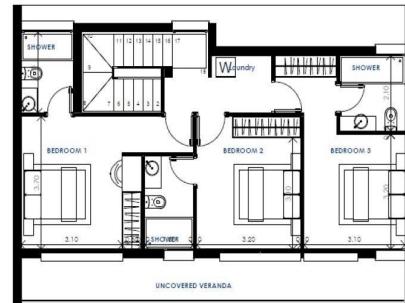






1 GROUND FLOOR
1 : 100

TYPE A PLANS



2 FIRST FLOOR
1 : 100

