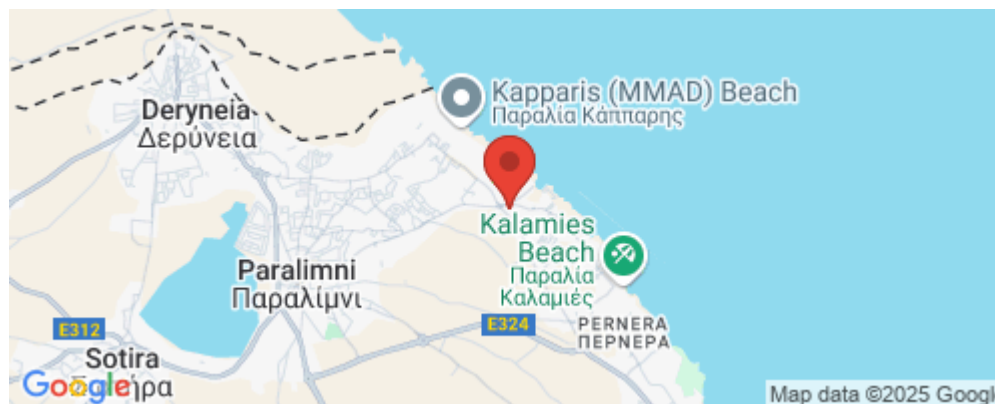


3 Bedroom House for Sale in Protaras, Famagusta District

A three-bedroom, two-storey villa with a private swimming pool, offering an internal area of 138.6 m², is situated on a 452 m² 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	152
Covered Veranda	14
Uncovered Veranda	14
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	452
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	8261
Property type	House
Bathrooms	3

Amenities

Location

- Parking

Location: Protaras

Region: **Famagusta**

Coordinates: **35.04791646711 / 34.017781013354**

Price: €675 000 + VAT

VAT for this property is **€34,993** or **€128,250**. 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	~€23 600.00	Common expenses	None
		Price per SQM	€4 441.00/m²		

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

€675 000 on Aug 1, 2025

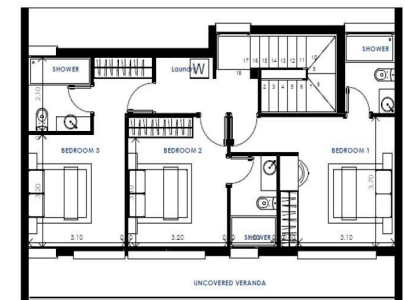






1 GROUND FLOOR
1 : 100

TYPE A- mi PLANS



2 FIRST FLOOR
1 : 100