

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 149.8 m², is situated on a 335 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	170	
Covered Veranda	21	Plot area 335
Uncovered Veranda	21	Pool Yes
Total Number of Floors	2	Reference Number 8266
Energy Efficiency	A	Property type House
		Bathrooms 3

Amenities	Location
	Location: Protaras
	Region: Famagusta

Coordinates: **35.04791646711 / 34.017781013354**

Price: €650 000 + VAT

VAT for this property is **€43,206** or **€123,500**. 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	~€22 600.00 €3 824.00/m²	Common expenses	None
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Representative: RealDeal Estates

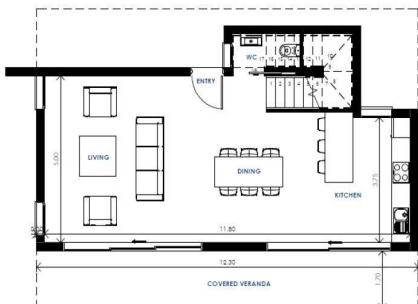
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

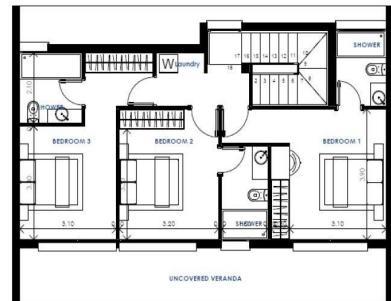
€650 000 on Aug 1, 2025







1 GROUND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100

TYPE B- mi PLANS