

## 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 m<sup>2</sup>, is situated on a 335 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		Plot / Area Info	<b>Additional info</b>	Additional info	
Covered Area	170				
Covered Veranda	21	Plot area 33!	Reference Number	8266	
Uncovered Veranda	21		Property type	House	
Total Number of Floors	2	Pool <b>Yes</b>	Bathrooms	3	
Energy Efficiency	A				

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 ~€22 600.00

Price per SQM €3 824.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€650 000 on Aug 1, 2025















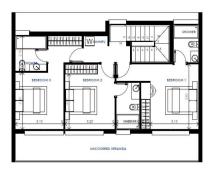












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