

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 343 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 343 |
| Uncovered Veranda | 21 | Pool Yes |
| Total Number of Floors | 2 | Reference Number 8269 |
| 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 |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

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



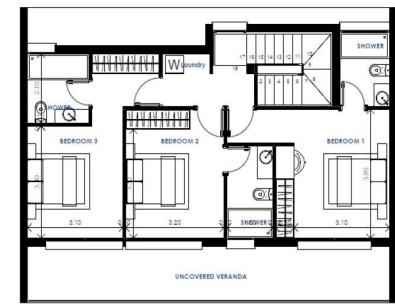




GROUND FLOOR

1 : 100

TYPE B-mi PLANS



FIRST FLOOR