

3 Bedroom House for Sale in Protaras, Famagusta District

SANTA ELENA is a project situated in the cosmopolitan seaside resort of Protaras renowned for its award winning beaches ranking among the best in Europe. Positioned in the popular and rapidly developing area of Pernera and near the new Paralimni Marina this stunning development embodies luxury under the reputable name of Giovani Homes the largest construction company in the Famagusta District. Comprising 31 opulent villas SANTA ELENA presents an excellent opportunity for both investment and home ownership. The residences boast clean minimal geometric lines showcasing a distinctive design and elevated aesthetics evident in the natural tones of both interiors and exteriors. Each villa featu...

Property Info		Plot / Area Info		Additional info	
Covered Area	130	Plot area	275	Reference Number	VL49610
Energy Efficiency	C			Property type	House
				Bathrooms	2
Amenities		Location			
		Location: Protaras Region: Famagusta			

Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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	~€21 600.00	Common expenses	None
		Price per SQM	€4 808.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
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Price change history

€581 250 on Aug 15, 2025
 €625 000 on Aug 21, 2025



