

## 3 Bedroom House for Sale in Protaras, Famagusta District

For sale: Off-plan villa in beautiful Protaras with modern living and sea views. This family-friendly property offers a comfortable internal space of 120 m², featuring 3 spacious bedrooms and 2 stylish bathrooms. The open-plan layout creates a bright and inviting atmosphere, perfect for relaxing or entertaining guests.



Step outside to your own private swimming pool, ideal for warm days and peaceful evenings. The villa's energy efficiency rating of A ensures lower utility costs and a more sustainable lifestyle.

The location is excellent, just minutes from stunning beaches, local shops, restaurants, and all essential amenities. Protaras is known for its crystal-clear wa...

### Property Info

Covered Area **120**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **300**  
Pool **Yes**

### Additional info

Reference Number **27571**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Protaras  
Coordinates: **35.046190796923 / 34.026930418136**

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 208.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€625 000 on Sep 6, 2025

















