

3 Bedroom House for Sale in Protaras, Famagusta District

This modern villa enjoys a prime coastal location in the heart of Protaras. With 3 bedrooms, private swimming pool and a fantastic 60m² sea view roof terrace.



This beautifully finished property spans 3 levels, with the ground floor consisting of open plan living and dining room, kitchen with breakfast bar and a guest WC. The first floor has three double bedrooms, the master enjoys en-suite facilities while the other two bedrooms share the family bathroom.

Leading up to the roof terrace, this is the perfect spot for lounging in the sun or enjoying a glass of wine in the evening breeze whilst soaking up the stunning views.

The property’s desirable location is close w...

Property Info		Plot / Area Info		Additional info	
Covered Area	142	Plot area	388	Reference Number	17274
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	2
				View	Sea view
Amenities		Location			



• Guest WC

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.021360950024 / 34.044695081568**

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## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>€4 225.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€600 000 on Sep 9, 2025













