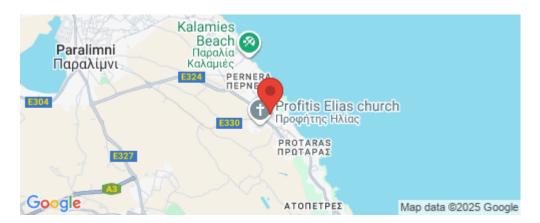


3 Bedroom House for Sale in Protaras, Famagusta District

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

Amenities Location



Location: Protaras Region: **Famagusta**

Coordinates: **35.021360950024** / **34.044695081568**



Price: €650 000 + VAT

VAT for this property is €32,500 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 None

Price per SQM €4 577.00/m²

Common expenses None

Representative: Purple International Real Estate

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Phone: **+35723811058**

Price change history

€600 000 on Sep 9, 2025 €650 000 on Oct 8, 2025















