

3 Bedroom House for Sale in Protaras, Famagusta District

Sea View, 3+1 Bedroom Villa with Overflow Pool in Protaras area, Famagusta. The property is ideally located just 500 meters from the beach and the scenic coastal pathway that leads directly to the bustling Protaras strip. Restaurants, cafes, beach bars, and local amenities are a short walk away.



Detached, double storey villa for sale in Protaras area, Famagusta. The ground floor consists of an open plan kitchen with island, living, dining area and a guest wc. The first floor consists of 3 en suite bedrooms and a common veranda. Furthermore, on the top, there is a roof garden with 360o panoramic view of Protaras and the iconic skyline of Famagusta. The roof garden consists of the v...

Property Info

Covered Area **180**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **494**
Pool **Yes**
Parking **Uncovered, Yes**

Additional info

Reference Number **53024**
Property type **House**
Condition **Brand New**
Bathrooms **3**

Amenities

- Guest WC

Location

Location: Protaras
Coordinates: **35.020560397668 / 34.046372564189**

Region: **Famagusta**

Price: €860 000 + VAT

VAT for this property is **€63,067** or **€163,400**. 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	Common expenses	None
		Price per SQM	€4 778.00/m²		

Representative: Kalogirou Real Estate

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Price change history

€860 000 on Sep 13, 2025













