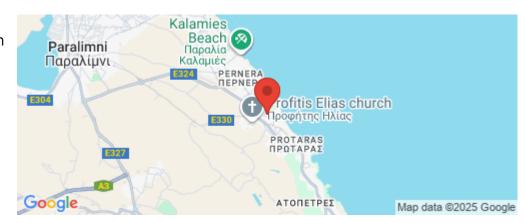


## 3 Bedroom House for Sale in Protaras, Famagusta District

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		Plot / Area Info		<b>Additional info</b>	
Covered Area Air Conditioning	180 All rooms, Yes	Plot area Pool Parking	494 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	53024 House Brand New 3

Amenities	Location		
• Cuast WC	Location: Protaras	Region: Famagusta	
Guest WC	Coordinates: <b>35.020560397668</b> / <b>34.046372564189</b>		



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 SOM	€4 778.00/m²		None

## Representative: Kalogirou Real Estate

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License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€860 000 on Sep 13, 2025













































