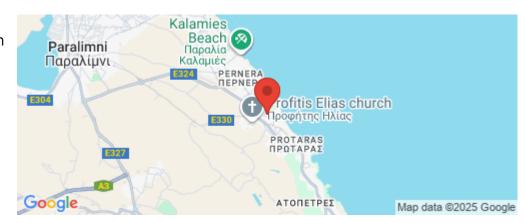


## 3 Bedroom House for Sale in Protaras, Famagusta District

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		Additional info	
Covered Area 180 Air Conditioning All rooms, Yes	Plot area Pool Parking	370 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	53025 House Brand New 3

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



Price: €800 000 + VAT

VAT for this property is €58,667 or €152,000. 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	Excluded	Title transfer fee None	e Common ovnoncos None
		Price per SOM €4 4	Common expenses None 44.00/m <sup>2</sup>

## **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€800 000 on Sep 13, 2025













































