

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 | Plot area | 370 | Reference Number | 53025 |
| Air Conditioning | All rooms, Yes | Pool | Yes | Property type | House |
| | | Parking | Uncovered, Yes | Condition | Brand New |
| | | | | Bathrooms | 3 |
| Amenities | | Location | | | |
| • Guest WC | | Location: Protaras | | Region: Famagusta | |
| | | Coordinates: 35.020560397668 / 34.046372564189 | | | |

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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €4 444.00/m² | | |

Representative: Kalogirou Real Estate

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|---------------------|--------------|------------|-------------------------------------|
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Price change history

€800 000 on Sep 13, 2025













