


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

A two-bedroom, two-storey semi-detached villa with a private swimming pool, offering an internal area of 100.8 m<sup>2</sup>, is situated on a 221.9 m<sup>2</sup> plot. 

This residential complex offer an exclusive set of modern, exquisitely finished villas, located in Pernera – Protaras just 5 minutes away from sandy beaches, the upcoming marina of Protaras and all amenities.

Residents can choose from 2 and 3 bedroom villas with reasonable prices, all of which have been expertly designed to fit the natural environment. Using marble and imported tile finishes with high quality aluminium windows and imported stainless steel fixtures, the villas create a relaxing oasis to suit any needs.

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### Property Info

Covered Area	<b>128</b>
Covered Veranda	<b>27</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>221</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>8986</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Protaras

Coordinates: **35.025164297427 / 34.037768844694**

Region: **Famagusta**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 750.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€480 000 on Sep 18, 2025

