

3 Bedroom House for Sale in Protaras, Famagusta District

Discover this well-maintained detached villa for sale in the highly soughtafter area of Protaras, Cyprus. Offering 140 m² of comfortable living space, this bright and airy home features 3 bedrooms, 2 bathrooms, and generous open-plan living and dining areas – perfect for families or as a holiday retreat.



Built in 2003 and set on a large plot, the property has ample outdoor space ideal for relaxation, entertaining and al fresco dining. With its peaceful setting and practical layout, this villa blends comfort and convenience in one of Cyprus's most desirable coastal areas.

This well-maintained resale home boasts a thoughtfully designed layout across two levels. On the gr...

Property Info		Plot / Area Info		Additional info	
				Reference Number	20722
Covered Area	130	Plot area	935	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	2
				View	Sea view

Amenities Location

• Guest WC Region: Famagusta

Coordinates: 35.015206749271 / 34.046590175177



Price: €699 950 + VAT

VAT for this property is €34,998 or €132,991. 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 ~€24 598.00

Price per SQM €5 384.00/m²

Common expenses None

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Price change history

€699 950 on Oct 7, 2025















































