

3 Bedroom House for Sale in Protaras, Famagusta District

Discover this well-maintained detached villa for sale in the highly sought-after 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

Covered Area
Air Conditioning

130
All rooms, Yes

Plot / Area Info

Plot area
Pool
Parking

935
Yes
Covered, Yes

Additional info

Reference Number
Property type
Condition
Bathrooms
View

20722
House
Pre-Owned
2
Sea view

Amenities

- Guest WC

Location

Location: Protaras
Coordinates: **35.015206749271 / 34.046590175177**

Region: **Famagusta**

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	Common expenses	None
		Price per SQM	€5 384.00/m²		

Representative: Purple International Real Estate

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Price change history

€699 950 on Oct 7, 2025









