

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

This modern three-bedroom house is ideally located in the prestigious Hills of Saint Elias, one of the most desirable areas of Protaras. Just minutes from sandy beaches with crystal-clear waters and within easy reach of all amenities, it offers the perfect setting for both permanent living and holiday retreats.



The residence is thoughtfully designed, featuring an open-plan kitchen, living, and dining area that flows seamlessly onto a spacious sea-view veranda – ideal for al fresco dining. The first level hosts one en-suite bedroom, while the lower level provides two additional en-suite bedrooms, ensuring both comfort and privacy.

Outdoors, the house boasts a private swim...

### Property Info

Covered Area	<b>146</b>
Covered Veranda	<b>28</b>
Uncovered Veranda	<b>28</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>220</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>14512</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.018684 / 34.037243**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 219.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€470 000 on Oct 9, 2025

























