

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	146
Covered Veranda	28
Uncovered Veranda	28
Furnishing	Furnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	220
Pool	Yes
Parking	Uncovered, Yes

Additional info

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

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	Excluded	Title transfer fee	~€15 400.00	Common expenses	None
		Price per SQM	€3 219.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€470 000 on Oct 9, 2025













