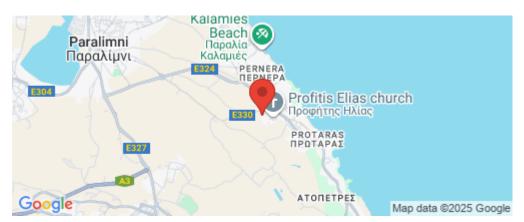


## 3 Bedroom House for Sale in Protaras, Famagusta District

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		Plot / Area Info		Additional info	
Covered Area Covered Veranda Uncovered Veranda Furnishing Energy Efficiency Heating Air Conditioning	146 28 28 Furnished A Underfloor Heating, Yes All rooms, Yes	Plot area Pool Parking	220 Yes Uncovered, Yes	Reference Number Property type Condition Construction Year Bathrooms View	14512 House Pre-Owned 2022 3 Sea view
, coa.c.og	, ,				

## Amenities Location

• Parking 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

Price per SQM €3 219.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

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## **Price change history**

€470 000 on Oct 9, 2025





























