

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

Reference ID: #SA32545 Price details: €596,000 +VAT Project offers a unique lifestyle of excitement and adventure in the center of Protaras. The  development, set a few hundred meters from Protaras beautiful coastline at superb location overlooking Protaras, will consist of seventeen linked-detached luxury villas with private pool and built to the highest standards. The design and layout of the villas is second to none. The project will have a communal green area and privacy walls that protect the residents and offer an exclusive lifestyle. Only a few minutes walk from the center and a short drive to all the amenities of the area. Covered area: 132 sq.m. Covered veranda: 30 sq.m. Plot size: 271...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>162</b>			Reference Number	<b>SA32545</b>
Covered Veranda	<b>30</b>	Plot area	<b>271</b>	Property type	<b>House</b>
Total Number of Floors	<b>2</b>	Pool	<b>Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2025</b>
Energy Efficiency	<b>N/A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>No</b>				

Amilities	Location	Region
• Storage room	<b>Location:</b> Protaras Coordinates: <b>35.022615038856 / 34.045243418206</b>	<b>Famagusta</b>

## Price: €596 000 + VAT

VAT for this property is **€35,981** or **€113,240**. 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 Price per SQM	<b>None</b> <b>€3 679.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€593 400 on Oct 20, 2023  
€592 000 on Dec 23, 2023  
€593 000 on Jan 18, 2024  
€594 000 on Feb 14, 2024  
€591 000 on Sep 21, 2024  
€596 000 on Jun 25, 2025





