

3 Bedroom House for Sale in Protaras, Famagusta District

Three-bedroom villa of 136 m2 for sale in Protaras, Famagusta. The residence includes three spacious bedrooms, two modern bathrooms, three bathrooms, a kitchen combined with a dining area, a bright living room, an internal staircase, a covered veranda of 35 m2, an open veranda of 50 m2, as well as a plot of 260 m2 with a well-maintained garden and a private heated swimming pool. There is a covered garage for two cars with electric gates on site. The villa is fully furnished, equipped with kitchen appliances and modern engineering systems, including 3.3 KW photovoltaic panels, solar water heater, split units, smart home system, alarm system, surveillance cameras, access control system, bar...

Property Info		Plot / Area Info		Additional info	
Covered Area	171			Reference Number	188092
Furnishing	Furnished			Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Condition	Pre-Owned
Air Conditioning	No			Bathrooms	2
Amenities		Location			
		Location: Protaras Region: Famagusta			

Price: €599 000 + VAT

VAT for this property is **€40,249** or **€113,810**. 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 Price per SQM	~€20 560.00 €3 503.00/m²	Common expenses	None
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Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€599 000 on Nov 15, 2025

