

### 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

Covered Area **171**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **188092**  
 Property type **House**  
 Condition **Pre-Owned**  
 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	<b>Excluded</b>	Title transfer fee	<b>~€20 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 503.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€599 000 on Nov 15, 2025

