

3 Bedroom House for Sale in Protaras, Famagusta District

Three Bedroom Detached Villa For Sale in Protaras, Famagusta – Title Deeds (New Build Process) This stunning complex will consist of 20 Detached villas which are all fitted with luxury tiles and fittings and will be combined with modern design. The villa boasts a total of 3 Bedrooms with an option to add a basement with another 2 bedrooms both with ensuite facilities. In addition the villa has its own private swimming pool and a roof terrace with breathtaking sea views. The villa is situated in Protaras with its many beaches, and restaurants with international cuisine this villa is a perfect choice. Villa 20 - Master bedroom with ensuite and fitted ...



Property Info

Plot / Area Info

Covered Area **143**

Additional info

Reference Number **bea005n3/20**

Property type **House**

Condition **Brand New**

Bathrooms **2**

View **Sea view**

Amenities

Location

Location: Protaras

Region: **Famagusta**

Coordinates: **35.016667 / 34.05**

Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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	None	Common expenses	None
		Price per SQM	€4 196.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
License number	329/E	Legal name	N/A
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Price change history

€550 000 on Nov 22, 2025

€600 000 on Feb 5, 2026









Villa 20

Plot size	374sqm
Ground Floor	66 sqm
First Floor	77 sqm
Roof Terrace	70 sqm
Parking	19 sqm