

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

This is an exclusive luxury development featuring two energy-efficient villas, perfectly situated in the picturesque countryside above Protaras. 

These meticulously crafted residences blend contemporary luxury with sustainable design, offering unparalleled views of the shimmering Mediterranean Sea and the serene natural surroundings.

Perched above the northern Protaras neighbourhood of Pernera, this project is only 1 km from the upcoming Protaras Marina. The area is known for its numerous beaches and coves, as well as its striking natural beauty. Amenities, shopping, and schools are all only a few minutes away.

Features:

- Expansive sea views
- Private ...

### Property Info

Covered Area	<b>200</b>
Covered Veranda	<b>54</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>725</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>10587</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Protaras  
**Coordinates:** **35.028599490406 / 34.024271965027**

Region: **Famagusta**

## Price: €750 000 + VAT

VAT for this property is **€63,750** or **€142,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 750.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€750 000 on Nov 28, 2025





