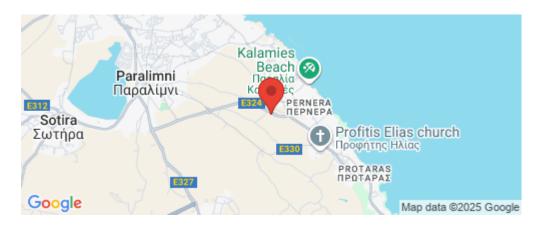


### 3 Bedroom House for Sale in Protaras, Famagusta District

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		Plot / Area	Info	Additional info		
Covered Area Covered Veranda Total Number of Floors Energy Efficiency	200 54 2 A	Plot area Pool	725 Yes	Reference Number Property type Condition Bathrooms	10587 House Under Construction 3	
Lifely Lifelettey	~			View	Sea view	



Roof Garden

### Location

**Location:** Protaras Region: **Famagusta** 

Coordinates: 35.028599490406 / 34.024271965027



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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SOM	€3 750.00/m²		None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

# **Price change history**

€750 000 on Nov 28, 2025























