

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

The villa for sale is located in the most prestigious area of Protaras, Famagusta and is a modern architectural work with stunning sea views and outstanding design — with a spacious layout, natural materials and light-filled interiors that seamlessly transition from the kitchen to the living/dining room and then onto a large terrace with access to a private pool and garden. The house has three bedrooms and three bathrooms, and the covered pool terrace is an ideal place for outdoor dining or evening relaxation. The center of Protaras, the picturesque coast and famous beaches are just a few minutes away, while the main highway and the international airport are easily accessible, which mak...

### Property Info

|                   |                  |
|-------------------|------------------|
| Covered Area      | <b>161</b>       |
| Furnishing        | <b>Furnished</b> |
| Energy Efficiency | <b>N/A</b>       |
| Air Conditioning  | <b>No</b>        |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>190600</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

#### Location

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

## Price: €625 000 + VAT

VAT for this property is **€37,228** or **€118,750**. 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>~€21 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 882.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€625 000 on Nov 28, 2025

