

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

Villa for sale in Pernera – Protaras, just a 5-minute walk from the sandy beaches, the future Protaras marina and all amenities. Residents can choose 2 and 3 bedroom villas at reasonable prices, each of which has been designed to match the natural environment. Using marble and imported tile finishes, high-quality aluminum windows and imported stainless steel plumbing fixtures, the villas create a relaxing oasis that will satisfy any needs.

#### Property Info

Covered Area **156**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **193612**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €480 000 + VAT

VAT for this property is **€26,585** or **€91,200**. 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>€3 077.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

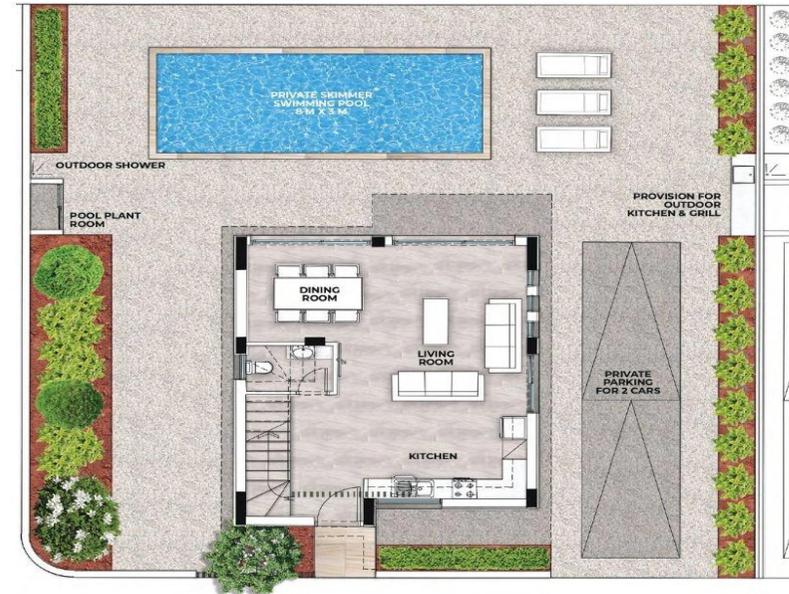
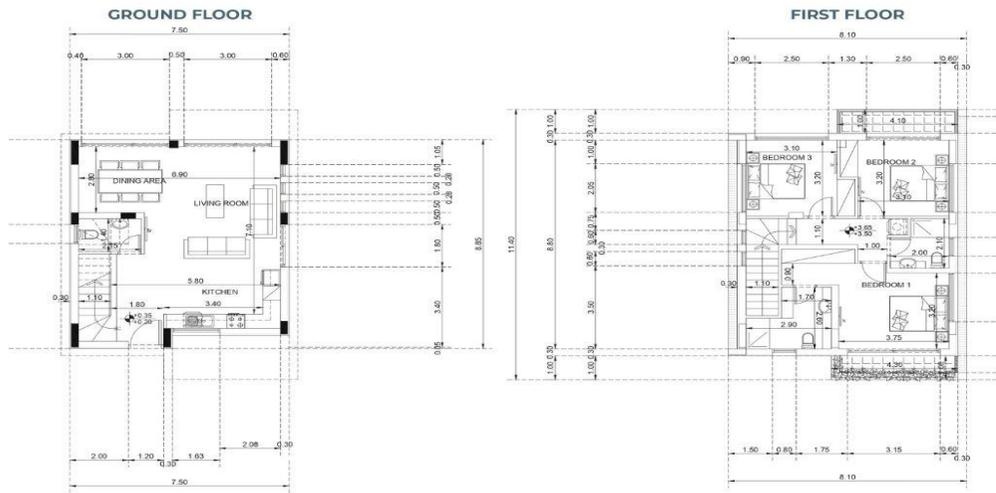
Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€480 000 on Feb 10, 2026



## Villa 2 - Architectural Plans



## Villa 1 - Architectural Plans

