

3 Bedroom House for Sale in Protaras, Famagusta District

Explore this exceptional collection of villas nestled in the peaceful Agia Triada area of Protaras. It is the perfect destination for both locals and foreigners seeking a permanent residence or holiday home, thanks to its numerous advantages. Here you will discover tranquility and relaxation, all while being conveniently located between the year-round popular neighborhoods of Kapparis and Perna. This exclusive location offers an array of attractions and provides easy access to the island's most scenic spots, with stunning sandy beaches just a short drive away. The project consists of eleven 3-bedroom residences, including ten semi-detached and one detached villa. Each reside...



Property Info

Covered Area	162
Covered Veranda	28
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	234
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	7141
Property type	House
Bathrooms	3

Amenities

- Parking

Location

Location: Protaras
Coordinates: **35.042417 / 34.021946**

Region: **Famagusta**

Price: €472 000 + VAT

VAT for this property is **€28,495** or **€89,680**. 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	~€15 480.00	Common expenses	None
		Price per SQM	€2 914.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€472 000 on Mar 20, 2026





