

### 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 Perneria. 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	<b>162</b>
Covered Veranda	<b>28</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>234</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>7141</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€15 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 914.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€472 000 on Mar 20, 2026





