

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

Two Bedroom Townhouse For Sale in Protaras, Famagusta. This 2-bedroom villa is just a short walk, 100 meters from the beach and Protaras Centre. Updated in 2024 and sold fully furnished, it's ready to move in and start enjoying the Cypriot lifestyle. Upon entering, you are greeted with an open plan layout offering a stunning new kitchen and dining area with functional breakfast bar and ample storage. The living area is slightly off-set and offers a cosy spot to relax with views out to the private swimming pool. There is also a recently renovated bathroom on this level with W/C and walk in shower. The first floor of this stylish townhouse boasts two d... ✖

### Property Info

### Plot / Area Info

Covered Area **94**

### Additional info

Reference Number **epcc4402**

Property type **House**

Condition **Pre-Owned**

Bathrooms **2**

### Amenities

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.01218 / 34.05831**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	<b>Excluded</b>	Title transfer fee	<b>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 723.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€350 000 on Mar 26, 2026





