



3 Bedroom House for Sale in Protaras, Famagusta District

3-Bedroom Sea View Home in Saint Elias, Protaras | Pool, Roof Terrace, Underfloor Heating
 Direct from owner: fully furnished 3-bedroom sea-view home in the Saint Elias area of Protaras, within walking distance to the beach and close to amenities. The property offers an open-plan kitchen, dining and living area, 3 en-suite bedrooms, a spacious sea-view terrace, roof terrace with panoramic views, private swimming pool, landscaped garden, BBQ area, underfloor heating throughout, thermal insulation and Energy Efficiency Class A. Approx. 10-15 minutes' walk to the beach. Video walkthrough and floor plan available on request.



Property Info

Covered Area	130
Uncovered Veranda	60
Floor Number	0
Total Number of Floors	3
Furnishing	Furnished
Floor Type	Ceramic, Marble
Energy Efficiency	A
Heating	Autonomous Heating, Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	220
Pool	Private, Yes
Parking	Uncovered, Yes

Additional info

Property type	House
Condition	Pre-Owned
Construction Year	2021
Bathrooms	3
View	Mountains view, Sea view

Amenities

Location



- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Fireplace
- Garden
- Heating
- Parking
- Pool
- Storage room

Location: Protaras

Region: **Famagusta**

Coordinates: **35.01875 / 34.03724**



Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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	~€15 400.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 615.00/m²		

Price change history

€470 000 on Apr 26, 2026







