


### 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

#### Plot / Area Info

#### Additional info

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

Plot area	<b>220</b>
Pool	<b>Private, Yes</b>
Parking	<b>Uncovered, Yes</b>

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

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€15 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 615.00/m<sup>2</sup></b>		

## Price change history

€470 000 on Apr 26, 2026

