

3 Bedroom House for Sale in Protaras, Famagusta District

Charming three-bedroom resale villa for sale in the sought-after Cape Greco area of Protaras, Famagusta. The villa offers 188 m² of total built area on a 380 m² plot, with 129 m² of internal living space thoughtfully designed for comfortable family living. Three spacious bedrooms (one en-suite with shower and fitted wardrobes), two modern bathrooms, separate dining area, and five rooms in total. Comes fully furnished and key-ready for immediate occupancy. Set within a secure gated complex with automated entrance gate, the property enjoys a private swimming pool, garden, roof garden, veranda and balcony — all framed by beautiful sea views. Energy class B. Features include split-system... ✖

Property Info

Covered Area **129**
 Furnishing **Furnished**
 Energy Efficiency **B**

Plot / Area Info

Plot area **380**
 Pool **Yes**
 Parking **Uncovered, Yes**

Additional info

Reference Number **245173**
 Property type **House**
 Condition **Pre-Owned**
 Construction Year **2001-2010**
 Bathrooms **2**
 View **Sea view**

Amenities

- Parking

Location

Location: Protaras Region: **Famagusta**
 Coordinates: **35.0124581 / 34.05619662**

Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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	~€15 600.00	Common expenses	None
		Price per SQM	€3 682.00/m²		

Representative: MySpace

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Price change history

€475 000 on May 23, 2026















