

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

Stunning, Four Bedroom Luxury Villa for sale in Protaras, Famagusta. is located in eastern Ayia Napa center, along the beachfront coastline of the sculpture park. Wake with the rhythmic sounds and sweet fragrance of the Mediterranean waves, to a vista stretching from the dramatic Cape Greco cliffs to the vibrant Ayia Napa harbor. Close to amenities such as shops, cafes, restaurants and recreational activities, turning each visit into a fun and unforgettable memory. Only a 15-minute drive to Paralimni with its trendy boutiques, friendly taverns and abundance of other amenities.



Villa for sale in Protaras Area. The house consists of three levels basement, ground floor and upper floor...

### Property Info

Covered Area	<b>410</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1500</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>41534</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

**Location:** Protaras  
**Coordinates:** **34.985416017718 / 34.064027752084**

**Region:** **Famagusta**

**Price: €1 300 000 + VAT**

VAT for this property is **€180,415** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 171.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€1 300 000 on Aug 5, 2024



















