

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

Seaside Luxury Living in the Heart of Protaras



Indulge in the charm of coastal living with this exclusive new development located in Protaras, Cyprus, a destination famed for its sandy beaches and crystal-clear waters. Situated just moments from the bustling center, this idyllic retreat offers easy access to Protaras' most stunning beaches, including the famous Fig Tree Bay and Yianna Marie Beach, while also inviting you to discover hidden private bays.

Elegant Villas with Modern Comfort

This development features seventeen 3-bedroom villas, each meticulously designed to meet the highest standards of luxury and comfort. Combining island-chic architecture with ...

### Property Info

Covered Area	<b>132</b>
Covered Veranda	<b>30</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>262</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>234084</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.0213409 / 34.0465359**

## Price: €591 000 + VAT

VAT for this property is **€29,550** or **€112,290**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 477.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€591 000 on Jan 11, 2025







