

4 Bedroom House for Sale in Famagusta District

This unique villa complex is nestled in the charming area of Protaras, just 50 meters from a stunning sandy beach, offering the perfect blend of privacy and convenience with easy access to schools, shops, restaurants, and popular tourist attractions.

Designed in a sleek contemporary style, the villas feature clean geometric lines, panoramic windows, and refined finishes. These spacious two-story residences, available in 2- and 3-bedroom configurations, have been meticulously planned to provide an unparalleled sense of comfort and elegance. A standout feature is the private rooftop terrace, offering breathtaking sea views—an idyllic setting for relaxation and enjoying the gentle Me...



| Property Info |     | Plot / Area Info               |     | Additional info  |        |
|---------------|-----|--------------------------------|-----|------------------|--------|
| Covered Area  | 218 | Plot area                      | 583 | Reference Number | f19800 |
| Amenities     |     | Location                       |     | Property type    | House  |
|               |     | Region: Famagusta              |     |                  |        |
|               |     | Coordinates: 35.0417 / 34.0256 |     |                  |        |

## Price: €1 500 000 + VAT

VAT for this property is **€140,505** or **€285,000**. 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>~€56 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 881.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
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## Price change history

€1 500 000 on Mar 16, 2025





