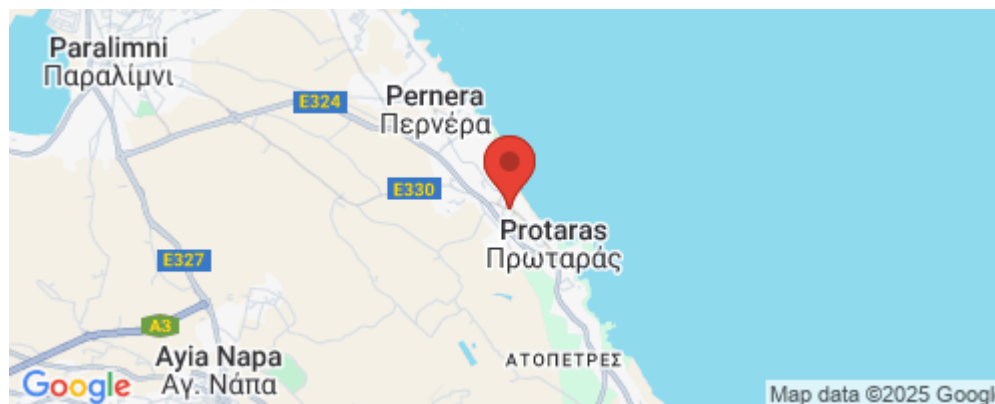


bea003n4/28

Four Bedroom Detached Villa For Sale in Protaras, Famagusta - Title Deeds (New Build Process) This stunning complex consists of three & four bedroom detached villas. Located on a hillside and surrounded by a green area there are breathtaking views of the beach and the horizon from every villa. Its proximity to the marina, touristic area (300 m), and Fig Tree Bay (500 m) makes it ideal for residents and tourists alike. The villa boasts a total of 4 Bedrooms of which 2 have ensuite facilities. In addition the villa has its own private swimming pool and a roof terrace with breathtaking sea views. The villa is situated in Protaras with its many beaches, and re...



Property Info

Plot / Area Info

Covered Area **152**

Additional info

Reference Number **bea003n4/28**

Property type **House**

Condition **Brand New**

Bathrooms **4**

View **Sea view**

Amenities

Location

Location: Protaras

Region: Famagusta

Coordinates: 35.016667 / 34.05

Price: €850 000 + VAT

VAT for this property is **€44,066** or **€161,500**. 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 | None | Common expenses | None |
| | | Price per SQM | €5 592.00/m² | | |

Representative: Emerald Property Consultants

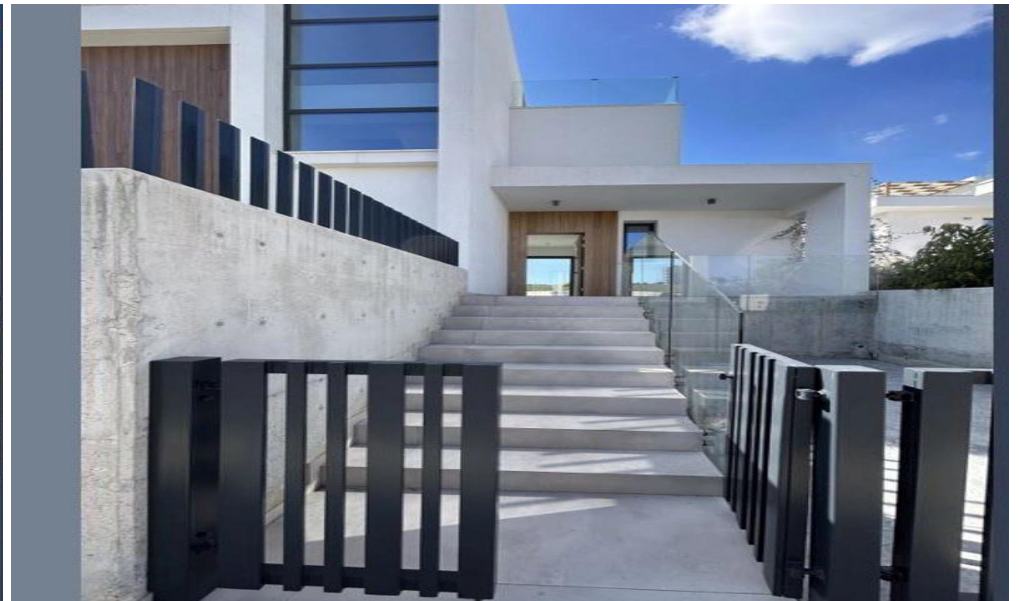
| | | | |
|---------------------|--------------|------------|-------------------------------|
| Registration number | 845 | Email | info@cyprusemerald.com |
| License number | 329/E | Legal name | N/A |
| Phone: +35723080080 | | | |

Price change history

€850 000 on Apr 5, 2025











VILLA TYPE B



BASEMENT



ROOF TERRACE

VILLA TYPE B



FIRST FLOOR



PLOT

| | |
|----------------------------|----------------|
| PLOT #28 | |
| TYPE B1 | |
| PLOT SIZE | 428 sqm |
| THE VILLA | |
| GROUND FLOOR | 63 sqm |
| FIRST FLOOR | 68 sqm |
| COVERED AREA | |
| COVERED BALCONIES | 60 sqm |
| COVERED PARKING | 21 sqm |
| TOTAL AREA | 212 sqm |
| BASEMENT (OPTIONAL) | 57 sqm |
| ROOFTOP AREA | 68 sqm |