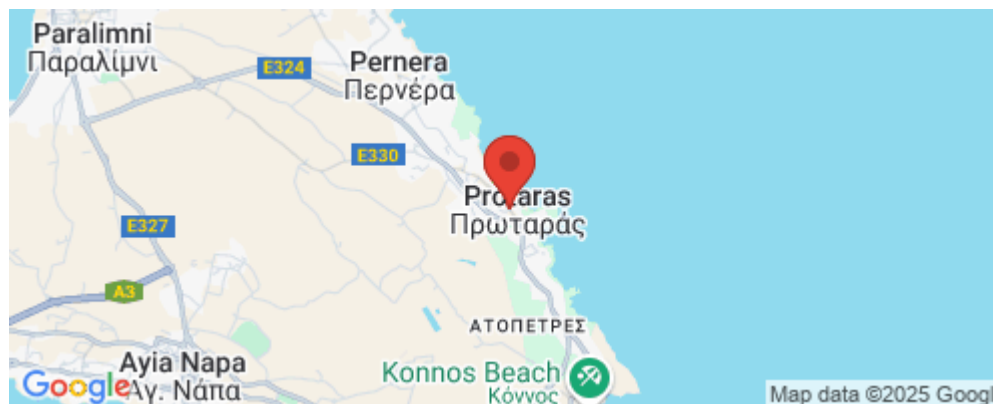


## 4 Bedroom House for Sale in Protaras, Famagusta District

Dreaming Sea View, 4 Bedroom Villa for sale in Protaras area, Famagusta. This area covers approximately 10km of the golden Famagusta coastline. Protaras area became an idyllic holiday resort largely due to the many beautiful golden sandy beaches and crystal clear waters in its vicinity. The area also has many hotels, restaurants, bars, shops, schools and hospitals making it ideal for holiday or residential purposes.



The property for sale is a double story villa with private swimming pool in Protaras area. On the ground level, the villa comprised of an open plan kitchen with island, living room, dining area, a guest wc and one bedroom en suite with shower. On the first floor there i...

### Property Info

Covered Area **378**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **555**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51320**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Protaras  
**Coordinates:** **35.012016419924 / 34.056277573906**

Region: **Famagusta**

**Price: €900 000 + VAT**

VAT for this property is **€121,000** or **€171,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 381.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€900 000 on Apr 16, 2025





