

## 4 Bedroom House for Sale in Famagusta District

Located just 300 meters from the stunning Ayia Triada Beach in the sought-after Protaras area, this beautifully refurbished traditional-style villa offers a rare combination of charm, comfort, and convenience. With its seamless blend of classical elegance and modern design, the property stands out for its high-quality finishes and spacious layout, making it an excellent choice for both permanent living and holiday use.



The villa features expansive indoor living areas filled with natural light and direct access to generous outdoor spaces. Beautifully maintained greenery surrounds the property, while the private swimming pool and dedicated barbecue area create the perfect setting for...

### Property Info

Covered Area **236**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **545**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **3681**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Famagusta**  
Coordinates: **35.048343087628 / 34.021911357659**

## Price: €620 000 + VAT

VAT for this property is **€62,631** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 627.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€699 000 on May 2, 2025

€685 000 on Jun 27, 2025

€620 000 on Jul 25, 2025















