

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		Plot / Area Info		Additional info	
Covered Area	236	Plot area	545	Reference Number	3681
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	3
				View	Sea view
Amenities		Location			
• Guest WC		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	Excluded	Title transfer fee	~€21 400.00	Common expenses	None
		Price per SQM	€2 627.00/m²		

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













