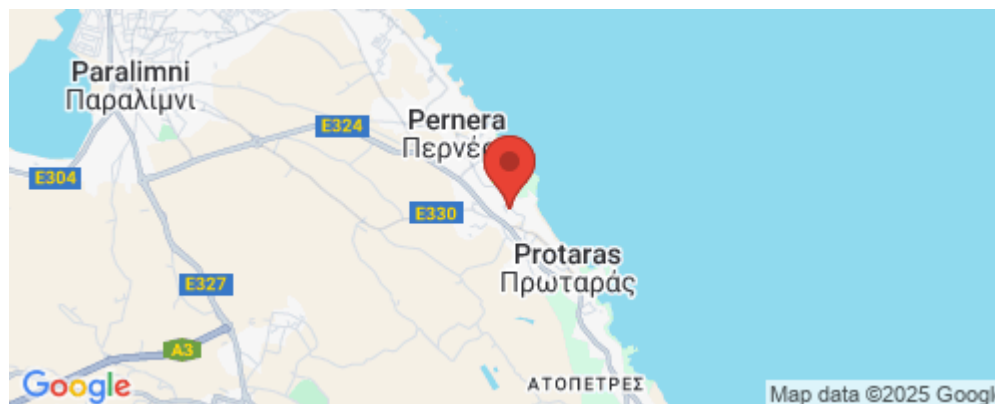


## 4 Bedroom House for Sale in Protaras, Famagusta District

A stunning new development of detached villas situated in a prime location, just a short stroll from the centre of Protaras and the picturesque seafront promenade. Boasting easy access to the sandy beaches and a range of local amenities, these residences provide the perfect blend of comfort and convenience.



With 4 bedrooms, en-suite facilities, upgraded materials and luxurious finishes throughout. The contemporary design creates a striking first impression, while the private roof garden with panoramic sea views provides the ultimate space for relaxation and entertaining. The private overflow swimming pool is tiled and perfect for enjoying the warm Mediterranean weather.

The ...

### Property Info

Covered Area	<b>150</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>225</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>8512</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Protaras  
Coordinates: **35.020236667926 / 34.04627033754**

Region: **Famagusta**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 333.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€650 000 on May 2, 2025





