

4 Bedroom House for Sale in Protaras, Famagusta District

This stunning contemporary 4-bedroom villa is ideally located in the heart of Protaras, one of Cyprus’s most sought-after holiday destinations, just a short 6 to 8-minute walk from the award-winning Yianna Marie Beach.



Designed with modern living in mind, the villa features a spacious open-plan layout that seamlessly blends the living, dining, and kitchen areas, creating a bright and inviting atmosphere perfect for both relaxation and entertaining. The ground floor includes a well-sized bedroom, a guest WC with shower, and a convenient storage room, providing added functionality and comfort.

Upstairs, the master bedroom boasts a private en-suite bathroom, while the addit...

Property Info		Plot / Area Info		Additional info	
Covered Area	150	Plot area	435	Reference Number	12149
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location			
• Guest WC		Location: Protaras		Region: Famagusta	
		Coordinates: 35.020801917778 / 34.046662747529			

Price: €695 000 + VAT

VAT for this property is **€34,750** or **€132,050**. 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	€4 633.00/m²		

Representative: Purple International Real Estate

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Price change history

€695 000 on May 2, 2025









