

4 Bedroom House for Sale in Protaras, Famagusta District

Charming 4-Bedroom Villa with Roof Garden in the Pernera Area of Protaras

Nestled in the sought-after area of Pernera in Protaras, this beautifully maintained family home offers the perfect blend of comfort, style, and Mediterranean charm. Boasting four spacious bedrooms, this villa is designed for relaxed living, featuring a bright and airy layout with thoughtfully arranged spaces.

The ground floor includes a welcoming living area comprising a spacious kitchen with plenty of storage and worktop space, dining area and a cosy lounge with a lovely stone-built fireplace. Also, there is a convenient guest WC with a shower, and a versatile bedroom – ideal for guests or as...

Property Info

Covered Area	151
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	450
Parking	Covered, Yes

Additional info

Reference Number	18568
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

Location: Protaras Region: **Famagusta**

Price: €595 000 + VAT

VAT for this property is **€30,302** or **€113,050**. 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	~€20 400.00	Common expenses	None
		Price per SQM	€3 940.00/m²		

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€595 000 on May 2, 2025











