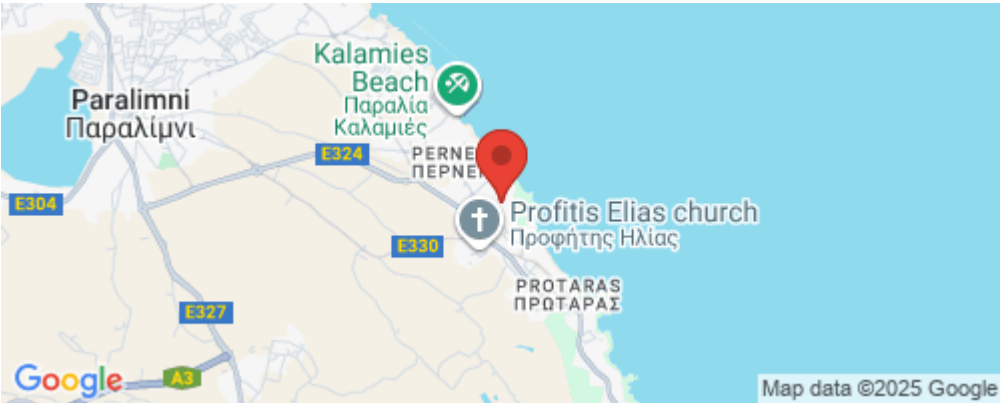


4 Bedroom House for Sale in Protaras, Famagusta District

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

Location



• Guest WC

Location: Protaras

Region: **Famagusta**

Coordinates: **35.024995783834 / 34.044749253211**

www.index.cy - All Cyprus Real Estate

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

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€595 000 on May 2, 2025







