

4 Bedroom House for Sale in Protaras, Famagusta District

Luxury Coastal Villa in Protaras – Private Pool, Rooftop Terrace & Prime Location



Discover the perfect blend of contemporary elegance and coastal charm with this stunning four-bedroom villa in the heart of Protaras. Designed for luxury living, this exquisite home boasts a private swimming pool, an expansive 68m² rooftop terrace, and an unbeatable location just a short stroll from the beach.

Step inside to a bright and airy open-plan living space, where large windows invite natural light to illuminate the sleek, modern interiors. The high-spec kitchen features premium granite countertops, seamlessly blending style and functionality. A guest bedroom with an en-suite b...

Property Info		Plot / Area Info		Additional info	
Covered Area	152	Plot area	428	Reference Number	18770
		Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Pre-Owned
				Bathrooms	3
Amenities		Location			
• Guest WC		Location: Protaras		Region: Famagusta	
		Coordinates: 35.022821811721 / 34.042187470677			

Price: €800 000 + VAT

VAT for this property is **€41,474** or **€152,000**. 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	~€28 600.00	Common expenses	None
		Price per SQM	€5 263.00/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

€850 000 on May 2, 2025

€800 000 on Jun 4, 2025











