

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
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: 35.022821811721 / 34.042187470677				

## Price: €790 000 + VAT

VAT for this property is **€40,955** or **€150,100**. 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>€5 197.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€850 000 on May 2, 2025

€800 000 on Jun 4, 2025

€790 000 on Sep 9, 2025





















