### 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 68m<sup>2</sup> 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 Air Conditioning	152 All rooms, Yes	Plot area Pool Parking	428 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	18770 House Brand New 3
Amenities	Location				
• Guest WC	Location: Protaras Coordinates: 35.02	2821811721 / 34.042	Region: <b>Fa</b> 2187470677	magusta	



### 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 197.00/m²		None

### **Representative: Purple International Real Estate**

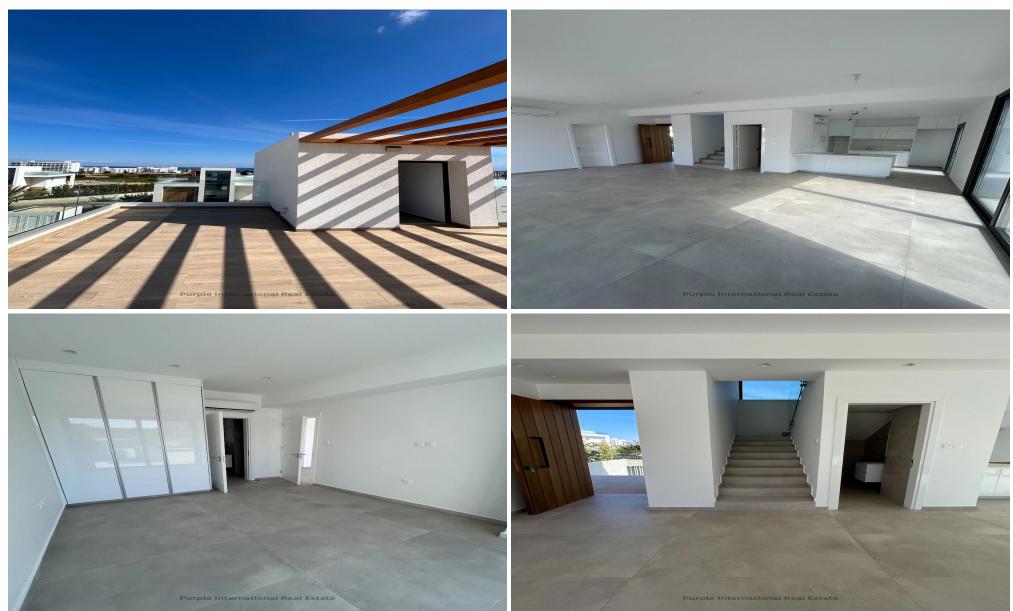
Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd

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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









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