

## 4 Bedroom House for Sale in Protaras, Famagusta District

Experience the pinnacle of luxury living with this exquisite 4-bedroom, 4-bathroom villa located in the highly desirable coastal area of Protaras, Cyprus. Boasting panoramic, unobstructed sea views, this exceptional residence spans 239 square meters on a spacious 1445-square-meter plot, offering a unique blend of elegance, comfort, and privacy in one of the region's most sought-after locations.

Designed to capture the beauty of the Mediterranean, the villa features a bright and expansive open-plan living space flooded with natural light. High-end finishes and contemporary design elements create a refined atmosphere throughout, while large windows and seamless indoor-outdoor flow ...

### Property Info

Covered Area  
Air Conditioning

**281**  
**All rooms, Yes**

### Plot / Area Info

Plot area **1445**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **19064**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €1 100 000 + VAT

VAT for this property is **€126,794** or **€209,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 915.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€1 100 000 on May 23, 2025



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