

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

Situated on an expansive 2,774 sqm plot with panoramic sea views, this exceptional single-level villa delivers an unmatched blend of luxury, comfort, and seclusion. Designed with meticulous attention to detail, the residence features expansive living spaces and state-of-the-art technology, all built with premium materials, finishes, and high-end appliances sourced from the world's most renowned brands.



## Villa Features:

- 4 Spacious Bedrooms, each with luxurious en-suite bathrooms
- Expansive open-plan living and dining areas with seamless indoor-outdoor flow
- Elegant fireplace creating a warm and inviting ambiance
- Separate extra living room or of...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	339 Underfloor Heating, Yes All rooms, Yes	Plot area Pool Parking	2774 Yes Covered, Yes	Reference Number Property type Condition	House Pre-Owned
3	·	J	,	View	Sea view

Amenities Location

• Guest WC Region: Famagusta

Coordinates: **35.024664866132** / **34.018088979513** 



Price: €2 300 000 + VAT

VAT for this property is €294,522 or €437,000. 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.

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VAT Excluded

Title transfer fee ~€88 600.00

Price per SQM €6 785.00/m²

Common expenses None

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

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## **Price change history**

€2 300 000 on Jun 11, 2025





































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