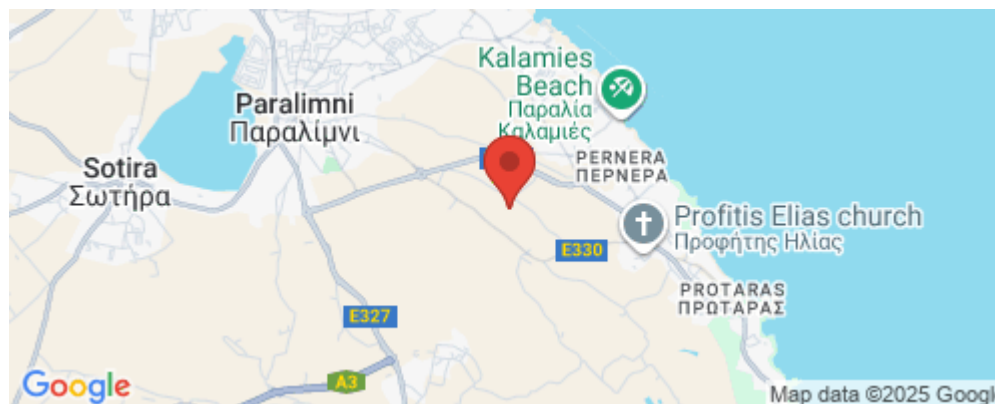


## 4 Bedroom House for Sale in Protaras, Famagusta District

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

Covered Area	<b>339</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2774</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>19223</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Protaras  
Coordinates: **35.024664866132 / 34.018088979513**

Region: **Famagusta**

## Price: €2 500 000 + VAT

VAT for this property is **€320,133** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 375.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€2 300 000 on Jun 11, 2025

€2 500 000 on Sep 5, 2025



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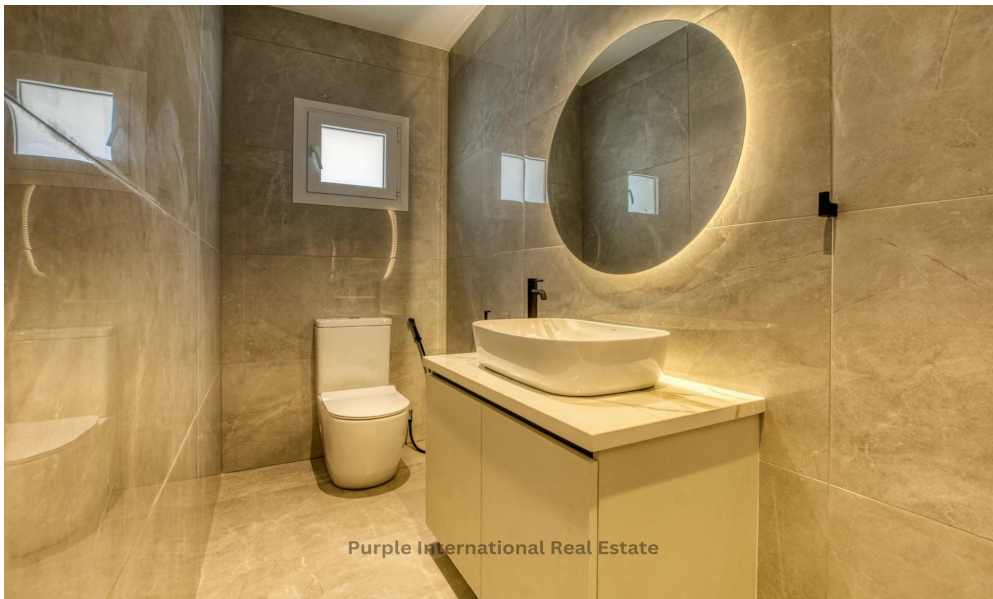




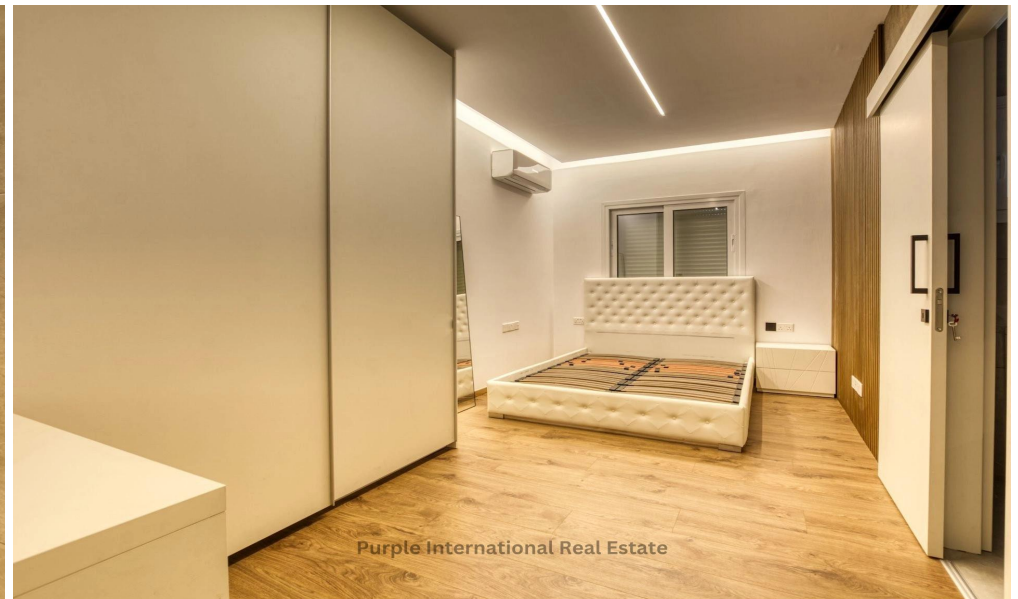
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