

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

Sale of an exclusive 4 bedroom detached villa in Protaras. The villa is located 700 meters from the sea. It is equipped with an overflow heated swimming pool, measuring 4m×10m, a Jacuzzi, a underfloor heating system, an alarm system and video surveillance, as well as a barbecue area.

### Property Info

Covered Area	<b>290</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>159939</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

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

## Price: €2 300 000 + VAT

VAT for this property is **€270,448** 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 931.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€2 300 000 on Jun 12, 2025

