

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

For sale: a 4-bedroom, 3-bathroom house in the Protaras area, Famagusta, situated on a plot of 350 m<sup>2</sup>. The main house has an area of 127 m<sup>2</sup> and includes three bedrooms and two bathrooms: one bedroom and one bathroom are located on the ground floor, while two bedrooms and one bathroom are on the second floor. Additionally, on the ground floor, there is a separate studio apartment with a private entrance, measuring approximately 15 m<sup>2</sup>, consisting of one bedroom and one bathroom. The property features three verandas with a total area of approximately 42 m<sup>2</sup>: two verandas on the ground floor overlooking the garden and one veranda on the second floor with a sea view. There are also two parki...

### Property Info

Covered Area	<b>210</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/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>152817</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

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

## Price: €399 000 + VAT

VAT for this property is **€35,910** or **€75,810**. 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>~€12 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 900.00/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

€399 000 on Jun 26, 2025

