

4 Bedroom House for Sale in Protaras, Famagusta District

Discover this luxurious 4-bedroom villa located just 500 meters from the beach and the scenic coastal pathway that connects directly to the vibrant heart of Protaras. Blending modern design with effortless Mediterranean charm, this exceptional property offers the ultimate lifestyle opportunity in one of Cyprus’s most sought-after destinations.



Crafted to the highest standards, the villa boasts an A+ energy efficiency rating, ensuring contemporary comfort with long-term sustainability. Nestled within a secure gated complex, it offers peace of mind, privacy, and easy access to all that Protaras has to offer — from golden beaches to lively dining and entertainment venues.

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Property Info		Plot / Area Info		Additional info	
Covered Area	180	Plot area	494	Reference Number	19876
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Brand New
				Bathrooms	4
				View	Sea view
Amenities		Location			
• Guest WC		Location: Protaras		Region: Famagusta	
		Coordinates: 35.020198587261 / 34.046806945888			

## Price: €860 000 + VAT

VAT for this property is **€63,067** or **€163,400**. 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>€4 778.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€860 000 on Jul 4, 2025





















