

4 Bedroom House for Sale in Famagusta District

Discover a stunning collection of contemporary 4- and 5-bedroom villas, perfectly situated just 500 meters from the renowned Yianna Marie Beach and the scenic coastal promenade leading to the vibrant heart of Protaras. Designed with a focus on modern comfort and Mediterranean elegance, each villa features a private overflow swimming pool, expansive rooftop terrace offering breathtaking panoramic views of the Protaras coastline and the historic Famagusta skyline, spacious open-plan interiors with high-quality finishes, private parking, and beautifully landscaped gardens. It's not just a home – it's a lifestyle that combines the comfort of privacy with access to all ...



Property Info

Plot / Area Info

Additional info

|              |     |                   |     |        |  |
|--------------|-----|-------------------|-----|--------|--|
|              |     | Reference Number  |     | f26202 |  |
|              |     | Property type     |     | House  |  |
|              |     | Construction Year |     | 2026   |  |
|              |     | Bathrooms         |     | 4      |  |
| Covered Area | 205 | Plot area         | 370 |        |  |

Amenities

Location

Region: Famagusta  
Coordinates: 35.0223 / 34.0488

## Price: €800 000 + VAT

VAT for this property is **€70,049** or **€152,000**. 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>~€28 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 902.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€800 000 on Jul 6, 2025









