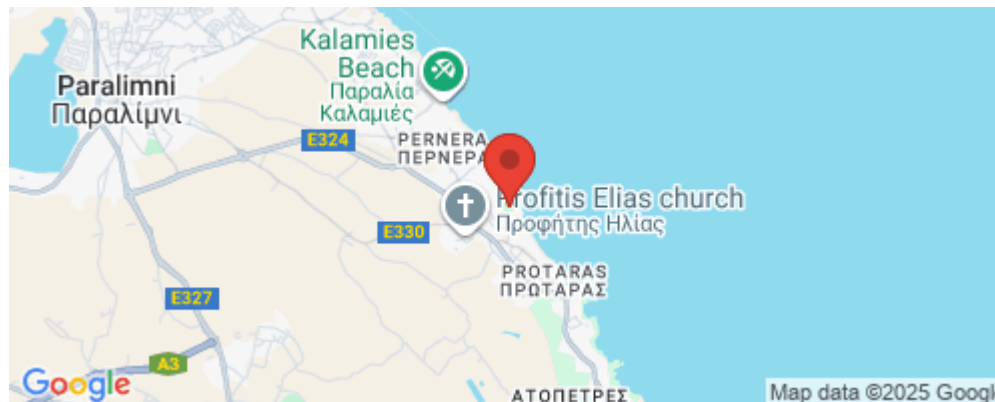


## 4 Bedroom House for Sale in Famagusta District

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

Covered Area

**205**

Plot area

**494**

Reference Number

**f26201**

Property type

**House**

Construction Year

**2026**

Bathrooms

**4**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.0223 / 34.0488**

## Price: €860 000 + VAT

VAT for this property is **€75,302** 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>~€31 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 195.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€860 000 on Jul 6, 2025





