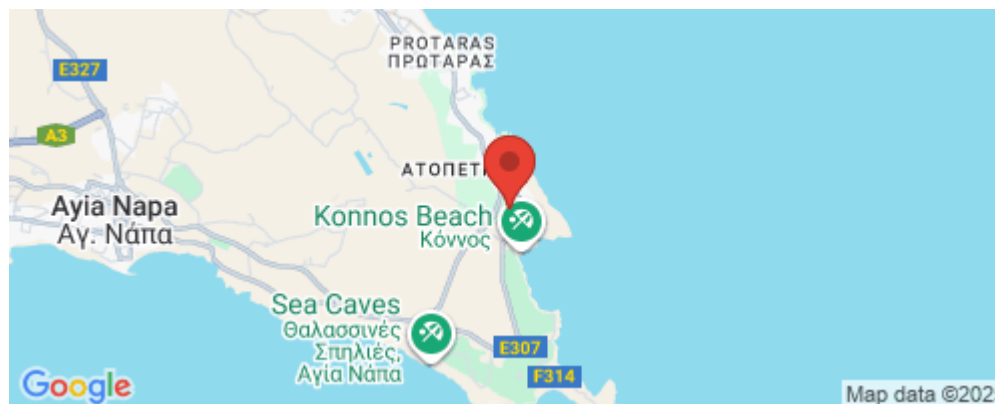


## 4 Bedroom House for Sale in Protaras, Famagusta District

A four-bedroom, two-storey villa with a private infinity-type swimming pool, offering an internal area of 168.6 m<sup>2</sup>, is situated on a 452 m<sup>2</sup> plot.



Experience a home that treads lightly on the Earth but leaves a lasting impression. Where every detail reflects a commitment to luxury and sustainability. This project redefines opulence while respecting Nature because your home should be as extraordinary as your values. It's important that we take steps towards sustainable living and reduce our ecological footprint.

Nestled next to the pristine Cavo Greco National Park, this project is more than a residence; it's Eco-Lux Living with a commitment to environmental stewardship....

### Property Info

Covered Area	<b>252</b>
Covered Veranda	<b>57</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>452</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>8323</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

### Location



**Location:** Protaras

Region: **Famagusta**

Coordinates: **34.990022156774 / 34.068077810467**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 350 000 + VAT

VAT for this property is **€144,000** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 357.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

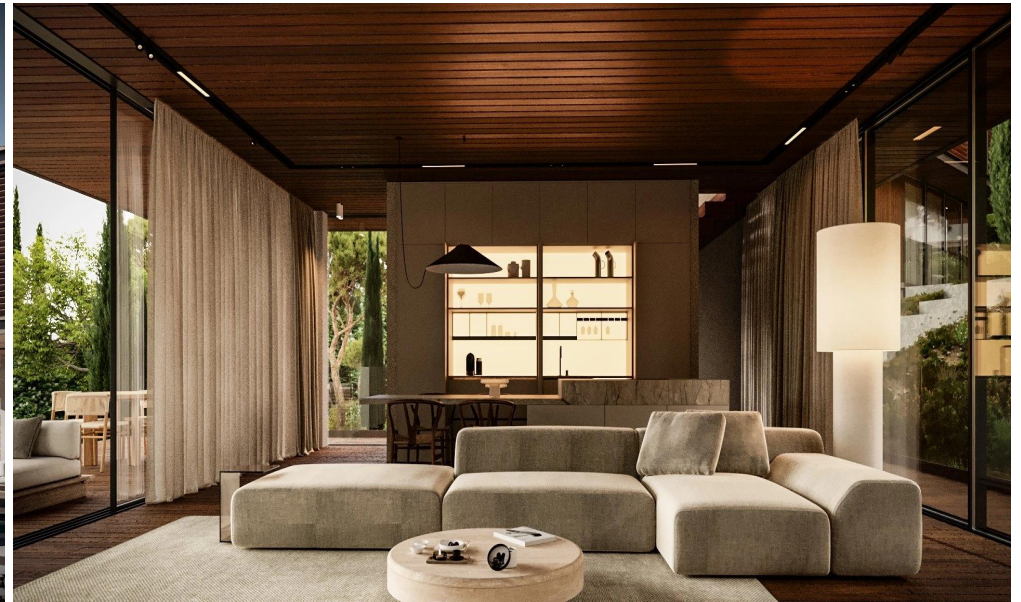
## Price change history

€1 350 000 on Aug 2, 2025

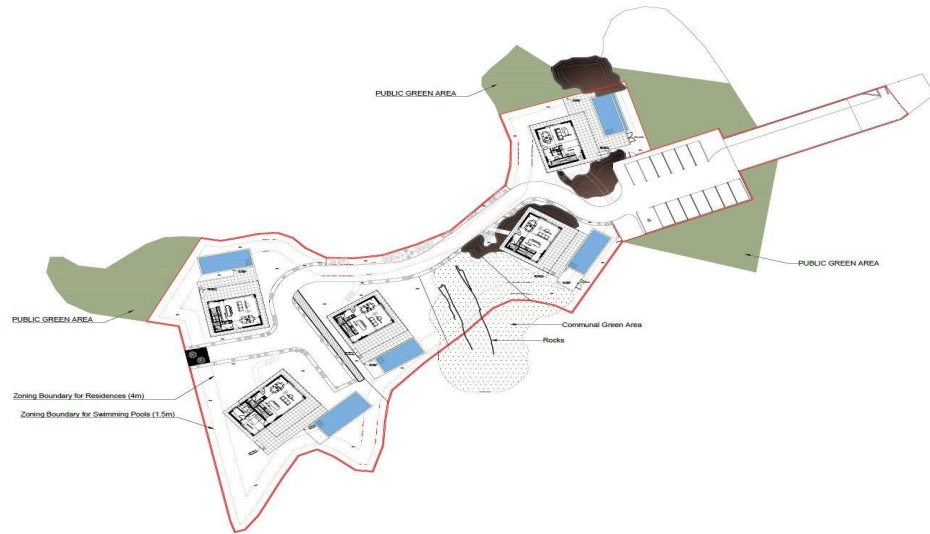








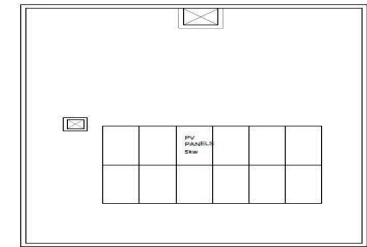




GROUND FLOOR



FIRST FLOOR



ROOF

HOUSE 05

