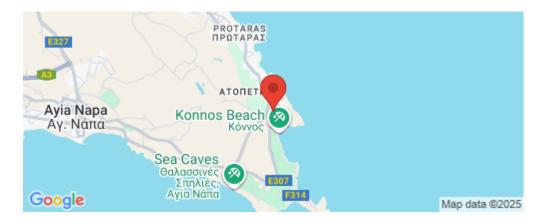


4 Bedroom House for Sale in Protaras, Famagusta District

A four-bedroom, two-storey villa with a private infinity-type swimming pool, offering an internal area of 168.6 m², is situated on a 452 m² 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		Plot / Area	Info	Additional info	
Covered Area	252			Reference Number	8323
Covered Veranda	57	Plot area 452 Pool Yes	452	Property type Bathrooms	House 3
Total Number of Floors	2				
Energy Efficiency	A		res		
Air Conditioning	All rooms. Yes			View	Sea view

Amenities Location



ocation: Protaras Region: Famagusta

Coordinates: **34.990022156774** / **34.068077810467**



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.

	Eveluded	Title transfer fee	~€50 600.00	Common avnances	None
	Excluded	Price per SOM	€5 357.00/m²	Common expenses	

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€1 350 000 on Aug 2, 2025











