

4 Bedroom House for Sale in Protaras, Famagusta District

Luxury 4-5 Bedroom Villas – Just Steps from Yianna Marie Beach, ProtarasDiscover a limited collection of exquisite 4 and 5 bedroom villas, perfectly situated just 500 meters from the renowned Yianna Marie Beach and the scenic coastal promenade that leads you straight into the heart of Protaras.Each villa is beautifully crafted for modern Mediterranean living, combining style, comfort, and functionality. Enjoy:Private overflow swimming poolExpansive rooftop terrace with breathtaking 360° views over Protaras and the iconic Famagusta skylineBright open-plan living spaces with high-end finishesPrivate parking and beautifully landscaped gardensWhether you’re seeking a luxury permanent...

Property Info		Plot / Area Info		Additional info	
Covered Area	205	Plot area Pool	494 Private, Yes	Reference Number	59134
				Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	4
Amenities			Location		
• Roof Garden			Location: Protaras Region: Famagusta		

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 195.00/m²		

Representative: 1st Class Homes

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Price change history

€860 000 on Aug 2, 2025







