

4 Bedroom House for Sale in Protaras, Famagusta District

Four-bedroom villa for sale in a gated community in the area of Protaras (Famagusta). This modern villa is located in a cozy and secure complex offering a high level of comfort and privacy. The ideal location provides easy access to the center of Protaras, beaches, highways and the international airport, making the property convenient for both permanent residence and recreation. The villa has been designed with all the needs of a modern family in mind. There is a tiled swimming pool with outdoor shower and barbecue area, as well as a covered garage. The spacious terraces on the ground floor create additional space for outdoor recreation. The interior and exterior elements are made using high-quality materials.

Property Info

Covered Area	202
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	170242
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

Location: Protaras Region: **Famagusta**

Price: €635 000 + VAT

VAT for this property is **€54,635** or **€120,650**. 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	€3 144.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€635 000 on Aug 2, 2025



