

4 Bedroom House for Sale in Famagusta District

Nestled in the charming area of Protaras, these contemporary detached villas offer a sophisticated retreat tailored for modern Mediterranean living. Ideally located just minutes from the vibrant center of Protaras and the pristine beaches, it provides both tranquility and convenience. Designed with functionality and elegance in mind, each villa features four spacious bedrooms, making it a perfect choice for year-round residence or a relaxing holiday getaway. The open-plan layout creates a welcoming ambiance, where sunlit living and dining areas flow effortlessly into a sleek, modern kitchen with premium finishes. Step outside to your private oasis — a sparkling swimming pool...



Property Info

Plot / Area Info

Additional info

Covered Area	174	Plot area	333	Reference Number	f28000
				Property type	House
				Construction Year	2025
				Bathrooms	3

Amenities

Location

Region: Famagusta  
Coordinates: 35.0291 / 34.0372

## Price: €460 000 + VAT

VAT for this property is **€31,883** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 644.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€460 000 on Aug 3, 2025

