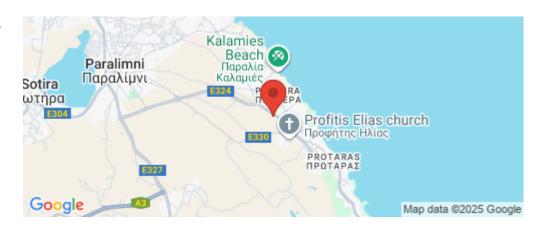


4 Bedroom House for Sale in Protaras, Famagusta District

Modern off-plan detached villa in the highly sought-after area of Protaras. This spacious home offers 154 m² of comfortable internal living space, thoughtfully designed with four bedrooms and three contemporary bathrooms. The open-plan layout provides a light and airy atmosphere, perfect for families or those who love entertaining.



Step outside to enjoy your own private swimming pool, ideal for relaxing or hosting friends and family in the warm Mediterranean climate. The property is set in a prime tourist location, yet in an area away from the hustle and bustle, with easy access to the highway, making it convenient to explore nearby towns or commute as needed. Local amenities such...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	154 All rooms, Yes	Plot area Pool Parking	465 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	20226 House Brand New 3

Amenities Location

• Guest WC

Location: Protaras Region: Famagusta

Coordinates: 35.024593330735 / 34.035804515791



Price: €575 000 + VAT

VAT for this property is €30,841 or €109,250. 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

Price per SQM €3 734.00/m²

Common expenses None

Representative: Purple International Real Estate

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058**

Price change history

€575 000 on Aug 6, 2025















