

4 Bedroom House for Sale in Protaras, Famagusta District

4 bedroom villa for sale in Protaras, Famagusta. The spacious and modern residence is located in one of the most popular coastal areas of Cyprus. The villa has a private pool and a rooftop garden with scenic views of the sea and the surrounding area. Modern architecture, high quality construction and finishes, as well as thoughtful layout make this property ideal for both permanent residence and recreation. The proximity to beaches, restaurants, shops and all necessary infrastructure makes this offer particularly attractive.

Property Info

Covered Area	295
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	171206
Property type	House
Condition	Brand New
Bathrooms	4

Amenities

Location

Location: Protaras Region: **Famagusta**

Price: €860 000 + VAT

VAT for this property is **€102,180** 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	€2 915.00/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

€860 000 on Aug 9, 2025



