

## 4 Bedroom House for Sale in Protaras, Famagusta District

For sale a four-bedroom villa in Protaras, Famagusta, within walking distance to the beach and the seafront promenade with numerous amenities. Built in 2020 on a 280 m<sup>2</sup> plot, the villa has a total area of 179 m<sup>2</sup> including verandas, of which 137 m<sup>2</sup> is covered living space, 21 m<sup>2</sup> covered veranda and another 21 m<sup>2</sup> uncovered veranda. The layout consists of four bedrooms and three bathrooms. The house is fully furnished, equipped with air conditioning in all rooms and has a high energy efficiency rating of A. The outdoor area features a swimming pool, garden, balconies and an uncovered parking space.

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**180**  
**Furnished**  
**A**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**172902**  
**House**  
**Pre-Owned**  
**3**

### Amenities

#### Location

**Location:** Protaras Region: **Famagusta**

## Price: €750 000 + VAT

VAT for this property is **€55,000** or **€142,500**. 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>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 167.00/m²</b>		

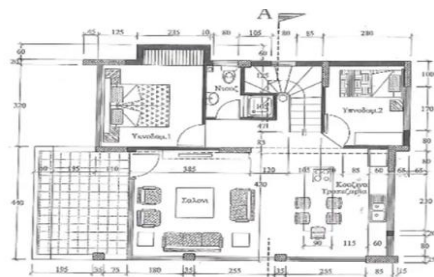
## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

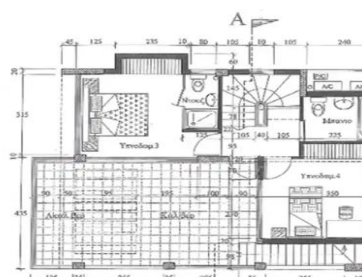
## Price change history

€750 000 on Aug 22, 2025





Κατοψη Ισογείου



Κατοψη Οροφου

