

## 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 m² plot, the villa has a total area of 179 m² including verandas, of which 137 m² is covered living space, 21 m² covered veranda and another 21 m² 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		Plot / Area Info		Additional info	
Covered Area	180			Reference Number	172902
Furnishing	Furnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	A		Covereu, res	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes			Bathrooms	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 Excluded Title transfer fee  $\sim$  £26 600.00 Common expenses None Price per SQM £4 167.00/m<sup>2</sup>

## **Representative: DOM Real Estate**

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## **Price change history**

€750 000 on Aug 22, 2025







