

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

Covered Area	180
Furnishing	Furnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	172902
Property type	House
Condition	Pre-Owned
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	~€26 600.00	Common expenses	None
		Price per SQM	€4 167.00/m²		

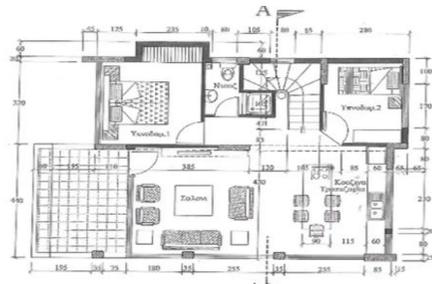
Representative: DOM Real Estate

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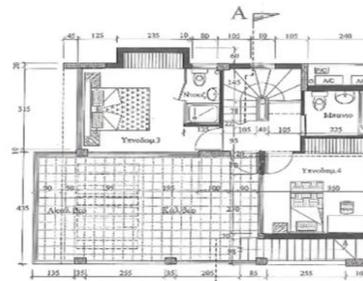
Price change history

€750 000 on Aug 22, 2025





Κατοψη Ισογειου



Κατοψη Οροφου

