

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

Stunning, Four Bedroom Villa with Overflow Pool in Protaras area, Famagusta. The property is ideally located just 500 meters from the beach and the scenic coastal pathway that leads directly to the bustling Protaras strip. Restaurants, cafes, beach bars, and local amenities are a short walk away.



Detached, double storey villa for sale in Protaras area, Famagusta. The ground floor consists of an open plan kitchen with island, living, dining area, one bedroom and a main shower room. The first floor consists of 3 bedrooms-all of them en suite and a common veranda. Furthermore, on the top, there is a roof garden with 360o panoramic view of Protaras and the iconic skyline of Famagusta....

Property Info	Plot / Area Info		Additional info	
Covered Area 180 Air Conditioning All rooms, Yes	Plot area Pool Parking	350 Yes Uncovered, Yes	Reference Number Property type Condition Bathrooms	53023 House Brand New 4

Amenities	Location	
Garden	Location: Protaras	Region: Famagusta
• Garuen	Coordinates: <b>35.020560397668</b> / <b>34.046372564189</b>	



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.

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VAT	Excluded		one	man aynansas Nan	None
		Price per SQM €	4 167.00/m²	mon expenses None	

## **Representative: Kalogirou Real Estate**

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## **Price change history**

€750 000 on Sep 13, 2025















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