

## 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

Covered Area **180**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **350**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **53023**  
Property type **House**  
Condition **Brand New**  
Bathrooms **4**

### Amenities

- Garden

### Location

**Location:** Protaras  
Coordinates: **35.020560397668 / 34.046372564189**

Region: **Famagusta**

## Price: €780 000 + VAT

VAT for this property is **€57,200** or **€148,200**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 333.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€750 000 on Sep 13, 2025

€780 000 on May 14, 2026













