

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

Villa for sale in Protaras, Famagusta. The project consists of 12 villas located on the most prestigious coast of Cyprus. Each villa in this project is designed for maximum comfort. The combination of the best materials, the work of the most experienced architects and engineers, as well as furniture imported from all over the world creates a symphony of sophistication and elegance. The villa has 4 bedrooms with bathrooms, a roof garden, and an additional staff room. The property has a private garden and an infinity pool. The complex has an optimal location in Protaras with walking distance to restaurants, Protaras marina, supermarkets and other amenities. A short walk to the Protaras touris...

### Property Info

Covered Area	<b>243</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>177032</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €1 750 000 + VAT

VAT for this property is **€181,265** or **€332,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 202.00/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

€1 750 000 on Sep 17, 2025





