

4 Bedroom House for Sale in Protaras, Famagusta District

For sale: a four-bedroom villa in Protaras, Famagusta located within a gated complex just minutes from the beach and the resort's full range of amenities. The villa is built on a 226 m² plot, with a living area of 120 m² and a total covered area of 190 m². It features four bedrooms, three bathrooms, an open-plan kitchen with an island, covered verandas, and a rooftop terrace with sea views. The property includes a private infinity pool measuring 8×4 m and parking. Additional advantages include modern architecture, thermal insulation, double-glazed windows, Spanish tiles, a solar water heater, central air conditioning in the living room, a barbecue area, CCTV systems, underfloor heati...

Property Info

Covered Area	190
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	174955
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

Location: Protaras Region: **Famagusta**

Price: €650 000 + VAT

VAT for this property is **€51,658** or **€123,500**. 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	None	Common expenses	None
		Price per SQM	€3 421.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€650 000 on Sep 17, 2025



