

## 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		Plot / Area Info		Additional info	
Covered Area	190			Reference Number	174955
Furnishing	Furnished	Parking	Covered, Yes	Property type	House
Energy Efficiency	N/A		Covered, res	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			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

Price per SQM €3 421.00/m²

Common expenses None

## **Representative: DOM Real Estate**

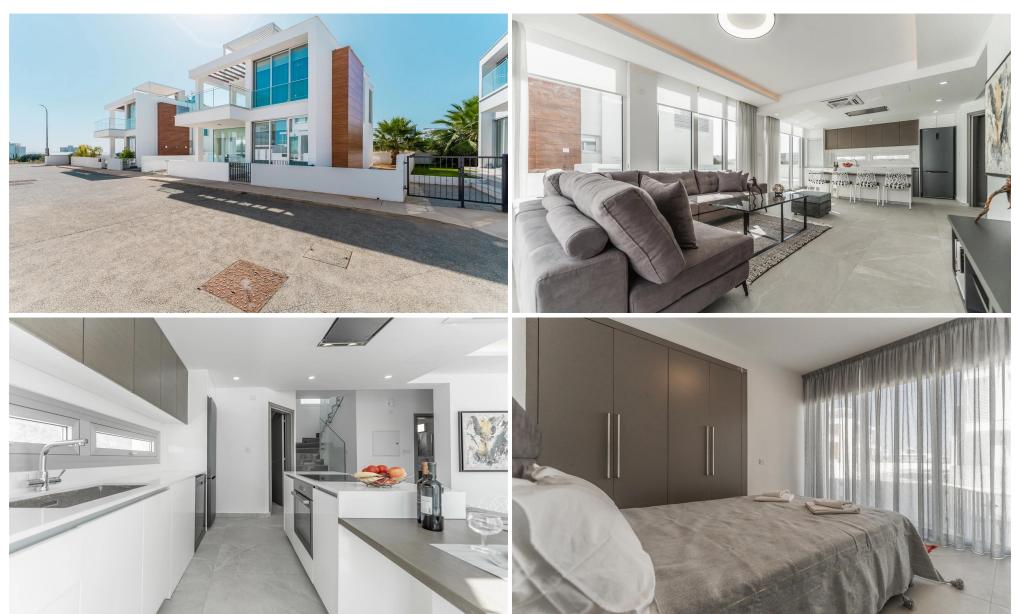
Registration number397Emailinfo@dom.com.cyLicense number338/ELegal nameN/A

Phone: **+35796644888** 

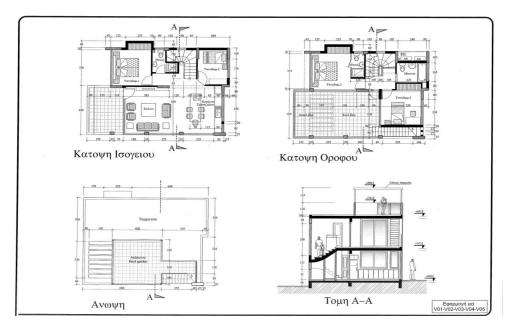
## **Price change history**

€650 000 on Sep 17, 2025









4/4