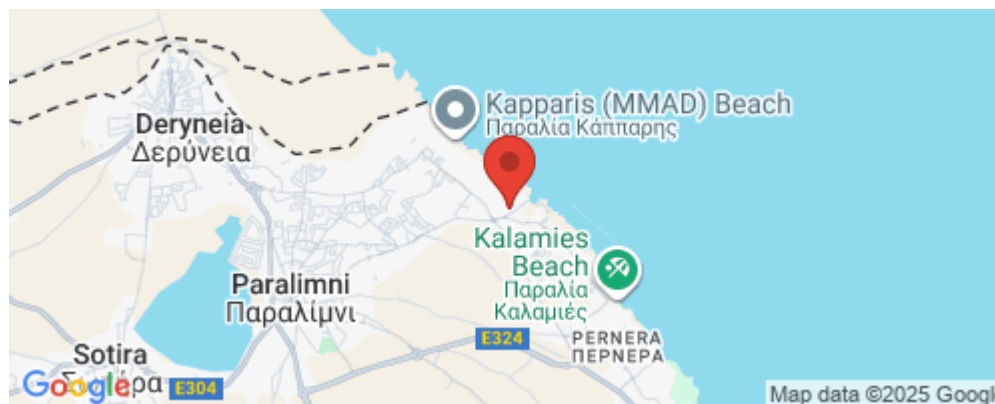


4 Bedroom House for Sale in Protaras, Famagusta District

A four-bedroom, three-storey detached villa with a swimming pool and a roof garden of 19.9 m², featuring an internal area of 154.9 m², situated on a 320 m² plot.



Nestled between the picturesque beaches of Malama and Ayia Triada, this residential complex offer an array of 36 modern villas in 4 phases. Choose from 3 and 4 bedroom reasonably priced villas, all of which boast spacious modern living spaces, private swimming pools and quality finishes.

Located in Protaras, in the friendly residential neighbourhood of Kapparis, the villas are only 500 metres from the beautiful beach and traditional harbour of Ayia Triada, with 5 other beaches within a 2 km radius. Take advantage...

Property Info

Covered Area	251
Covered Veranda	40
Energy Efficiency	A

Plot / Area Info

Plot area	320
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	8982
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Roof Garden

Location

Location: Protaras
Coordinates: **35.049831225537 / 34.018810994861**

Region: **Famagusta**

Price: €800 000 + VAT

VAT for this property is **€85,068** or **€152,000**. 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	€3 187.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€800 000 on Sep 18, 2025



