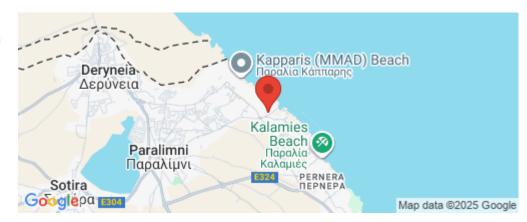


4 Bedroom House for Sale in Protaras, Famagusta District

A four-bedroom, three-storey detached villa with a swimming pool and a roof garden of 19.9 m^2 , featuring an internal area of 154.9 m^2 , situated on a 320 m^2 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		Plot / Area Info		Additional info	
Covered Area	251	Plot area	320	Reference Number	8982
Covered Veranda	40	Pool	Yes	Property type Condition	House Under Construction
Energy Efficiency	Α	Parking	Uncovered, Yes	Bathrooms	4

Amenities Location

- Roof Garden

Location: Protaras Region: Famagusta

Coordinates: **35.049831225537** / **34.018810994861**



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

Price per SQM €3 187.00/m²

Common expenses None

Representative: RealDeal Estates

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€800 000 on Sep 18, 2025















