

4 Bedroom House for Sale in Protaras, Famagusta District

This stunning 4-bedroom villa is ideally located on the picturesque hillside of Protaras, just a short drive from the Blue Flag-awarded Fig Tree Bay beach, close to a plethora of shops, restaurants and other amenities, whilst offering a serene setting, tranquility and a measured Mediterranean lifestyle.



Boasting four beautifully furnished bedrooms, three en-suite bathrooms, and an additional bathroom for shared use, this bungalow spans 145 square meters of covered area on a generous plot. The property also includes a fully equipped kitchen with modern appliances, bright and airy living and dining areas, that seamlessly blend style with functionality.

The outdoor area is a true...

Property Info

Covered Area **145**
Furnishing **Furnished**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **1750**
Pool **Yes**

Additional info

Reference Number **9482**
Property type **House**
Condition **Pre-Owned**
Construction Year **2001-2010**
Bathrooms **4**

Amenities

Location

Location: Protaras Region: **Famagusta**
Coordinates: **35.012483 / 34.045877**

Price: €979 000 + VAT

VAT for this property is **€48,950** or **€186,010**. 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	~€35 760.00	Common expenses	None
		Price per SQM	€6 752.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€979 000 on Oct 8, 2025











