

## 4 Bedroom House for Sale in Protaras, Famagusta District

Experience unparalleled comfort and luxury at this exclusive villa, masterfully designed for sophisticated living. Nestled in the charming neighbourhood of Protaras, just 5 minutes' drive from the world-famous Fig Tree Bay, this property offers a host of amenities and facilities. The ground floor welcomes you with an open-plan living, dining, and kitchen area, exuding a sense of space and warmth. It also features one en-suite bedroom, a guest toilet, and a practical laundry room. On the first floor, you'll find two additional bedrooms, including a master suite with a private en-suite bathroom, ensuring comfort and privacy for all residents. The fourth bedroom is located on the ...

### Property Info

Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>770</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>10497</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.011964 / 34.045435**

**Price: €1 550 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>N/A</b>		

## Representative: Cyprus Sotheby's International Realty

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

## Price change history

€1 550 000 on Oct 8, 2025

























