

## 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 ... X

### Property Info

Furnishing  
Heating  
Air Conditioning

**Furnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area **770**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **10497**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2023**  
Bathrooms **4**  
View **Sea view**

### Amenities

- Parking

### Location

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

**Price: €1 550 000 + VAT**

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

€1 550 000 on Oct 8, 2025













