

Discover a stunning collection of contemporary 4- and 5-bedroom villas, perfectly situated just 500 meters from the renowned Yianna Marie Beach and the scenic coastal promenade leading to the vibrant heart of Protaras. Designed with a focus on modern comfort and Mediterranean elegance, each villa features a private overflow swimming pool, expansive rooftop terrace offering breathtaking panoramic views of the Protaras coastline and the historic Famagusta skyline, spacious open-plan interiors with high-quality finishes, private parking, and beautifully landscaped gardens. It's not just a home – it's a lifestyle that combines the comfort of privacy with access to all ...



Plot / Area Info

Additional info

Covered Area	205				
Covered Veranda	25	Plot area	350	Reference Number	13511
Furnishing	Unfurnished	Pool	Yes	Property type	House
Energy Efficiency	A	Parking	Covered, Yes	Bathrooms	4
Air Conditioning	All rooms, Yes				

Amenities

Location

- Parking

Location: Protaras

Region: **Famagusta**Coordinates: **35.020361 / 34.046889**

Price: €750 000 + VAT

VAT for this property is **€65,671** or **€142,500**. 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	~€26 600.00	Common expenses	None
		Price per SQM	€3 659.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€750 000 on Oct 9, 2025







