

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

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 ...



| Property Info     |                | Plot / Area Info |              | Additional info  |       |
|-------------------|----------------|------------------|--------------|------------------|-------|
| Covered Area      | 205            |                  |              |                  |       |
| Covered Veranda   | 25             | Plot area        | 494          | Reference Number | 13512 |
| Furnishing        | Unfurnished    | Pool             | Yes          | Property type    | House |
| Energy Efficiency | Α              | Parking          | Covered, Yes | Bathrooms        | 4     |
| Air Conditioning  | All rooms, Yes |                  |              |                  |       |

## Amenities Location

• Parking Location: Protaras Region: Famagusta

Coordinates: **35.020361** / **34.046889** 



Price: €860 000 + VAT

VAT for this property is €75,302 or €163,400. 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 ~€31 000.00

Price per SQM €4 195.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€860 000 on Oct 9, 2025



























