

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 | 370 | Reference Number | 13513 |
| 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: €800 000 + VAT

VAT for this property is €70,049 or €152,000. 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 ~€28 600.00

Price per SQM €3 902.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

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Price change history

€800 000 on Oct 9, 2025



























