

## 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

Covered Area	<b>205</b>
Covered Veranda	<b>25</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>370</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13513</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 902.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€800 000 on Oct 9, 2025













