

4 Bedroom House for Sale in Protaras, Famagusta District

Nestled in the charming area of Protaras, these contemporary detached villas offer a sophisticated retreat tailored for modern Mediterranean living. Ideally located just minutes from the vibrant center of Protaras and the pristine beaches, it provides both tranquility and convenience. Designed with functionality and elegance in mind, each villa features four spacious bedrooms, making it a perfect choice for year-round residence or a relaxing holiday getaway. The open-plan layout creates a welcoming ambiance, where sunlit living and dining areas flow effortlessly into a sleek, modern kitchen with premium finishes.

Step outside to your private oasis — a sparkling swimming pool...



Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda Furnishing Energy Efficiency Air Conditioning	174 23 Unfurnished A All rooms, Yes	Plot area Pool Parking	333 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	13874 House Under Construction 3
All Conditioning	All IUUIIIS, 165				

Amenities

Location

• Parking Location: Protaras Region: Famagusta

Coordinates: **35.027167** / **34.035222**



Price: €495 000 + VAT

VAT for this property is €34,309 or €94,050. 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 None

Price per SQM €2 845.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

Price change history

€460 000 on Oct 9, 2025 €490 000 on Nov 12, 2025 €495 000 on Nov 21, 2025



















