

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...



Plot / Area Info

Covered Area	174
Covered Veranda	23
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot area	333
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	13874
Property type	House
Condition	Under Construction
Bathrooms	3

Amenities

Location

- Parking

Location: Protaras

Region: **Famagusta**Coordinates: **35.027167** / **34.035222**

Price: €460 000 + VAT

VAT for this property is **€31,883** or **€87,400**. 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	None	Common expenses	None
		Price per SQM	€2 644.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€460 000 on Oct 9, 2025



