

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

Set next to the picturesque park of Cavo Greko in Protaras, this exclusive collection of eco-friendly villas offers a new vision of refined living in perfect harmony with nature. Designed for those who value privacy, serenity, and a leisurely lifestyle, these residences seamlessly merge sustainable modern design with the beauty of the surroundings — all just minutes from the crystal-clear waters of the Mediterranean. Comprising five bespoke Eco-Lux Villas with 4–5 bedrooms each, the development offers a cozy and highly exclusive living environment. Every villa is a private sanctuary, featuring an infinity swimming pool, expansive open-plan interiors, and generous outdoor areas p...



Property Info		Plot / Area Info		Additional info	
Covered Area	225				
Covered Veranda	57	Plot area	452	Reference Number	14153
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: 34.990059 / 34.067717



Price: €1 350 000 + VAT

VAT for this property is €130,500 or €256,500. 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 ~€50 600.00

Price per SQM €6 000.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 350 000 on Oct 9, 2025











