

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

4 bedroom villa for sale in Protaras, Famagusta. The spacious and modern residence is located in one of the most popular coastal areas of Cyprus. The villa has a private pool and a rooftop garden with scenic views of the sea and the surrounding area. Modern architecture, high quality construction and finishes, as well as thoughtful layout make this property ideal for both permanent residence and recreation. The proximity to beaches, restaurants, shops and all necessary infrastructure makes this offer particularly attractive.

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**295**

**Unfurnished**

**A**

**No**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**191973**

**House**

**Under Construction**

**4**

### Amenities

#### Location

**Location:** Protaras Region: **Famagusta**

## Price: €860 000 + VAT

VAT for this property is **€102,180** or **€163,400**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 915.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

€860 000 on Dec 6, 2025





