

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

### 4-Bedroom Villa

The four-bedroom villa offers a spacious and elegant layout designed for comfortable family living. The open-plan living and dining area connects seamlessly with a modern kitchen, creating a bright and welcoming central space ideal for everyday life and entertaining.

Large sliding doors provide direct access to the outdoor area, where residents can enjoy a private swimming pool, landscaped garden, and relaxing outdoor spaces.

The bedrooms are designed to offer privacy and comfort, with generous space and natural light enhancing the overall living experience. The roof terrace provides an additional outdoor area with panoramic views, perfect for relaxation ...

#### Property Info

Covered Area **194**  
 Covered Veranda **4**

#### Plot / Area Info

Plot area **494**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **243379**  
 Property type **House**  
 Bathrooms **4**

#### Amenities

- Parking

#### Location

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

## Price: €860 000 + VAT

VAT for this property is **€70,307** 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>~€31 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 433.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€860 000 on Mar 21, 2026









