


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

This elegant five-bedroom villa offers refined Mediterranean living just a short walk from the sea. Designed for comfort, privacy, and effortless indoor-outdoor living, the home combines modern architecture with generous spaces, making it ideal for both family living and high-end holidays. 

Large open-plan interiors flow seamlessly to the outdoor areas, where a private overflow swimming pool, landscaped garden, and expansive roof terrace create the perfect setting for relaxation and entertaining. The rooftop offers breathtaking 360° panoramic views over Protaras and the Famagusta skyline.

### Key Features:

- Five spacious bedrooms with modern bathrooms
- Contem...

### Property Info

Covered Area	<b>196</b>
Covered Veranda	<b>6</b>
Uncovered Veranda	<b>33</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Plot area **494**

### Additional info

Reference Number	<b>12463</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.02040223 / 34.04679182**

## Price: €860 000 + VAT

VAT for this property is **€71,257** 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>€4 388.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€860 000 on Mar 26, 2026





