

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

This is a luxury beachfront villa which seats on the most tranquil beaches on the island. The property is situated 200 meters from the town center and Protaras Marina. The villa is fully equipped smart residences which boast Class A energy efficiency. The user friendly smart villa allow the owner to control the smart features from wherever they may be in the world. Main features of the property include 5 en suited bedrooms 6 bathrooms plus 1 wc an infinity pool with a waterfall feature cinema gym and a car lift. It is also equipped with cameras alarm systems keypad entry systems high walls and trees for privacy. This beachfront villa offers hotel facilities and services. Residents may cho...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**450**

Plot area

**470**

Reference Number

**VL20991**

Property type

**House**

Condition

**Brand New**

Bathrooms

**5+**

### Amenities

### Location

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

**Price: €1 200 000 + VAT**

VAT for this property is **€172,000** or **€228,000**. 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>€2 667.00/m<sup>2</sup></b>		

**Representative: Nicolaou Estates**

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

**Price change history**

€1 200 000 on Nov 2, 2023



