


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

A contemporary 5-bedroom villa situated in Protaras coastal line just a few minutes walk to the beach and all near by amenities. Complex consists of six luxurious villas, all equipped with high standard facilities, modern spaces, high-end technology and quality interior. 

Villas are set in three floors, a lower ground floor, a ground floor and a top floor, all equipped with high quality furniture and facilities. Each villa consists of five bedrooms and four bathrooms, a modern kitchen, sitting and dining room, covered verandas, outdoor jacuzzi, bar and grill area. They also offer a swimming pool, a Mediterranean style garden, and a covered parking area. In addition, you will find a...

### Property Info

Covered Area	<b>265</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>710</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2325</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.0043613 / 34.0606922**

## Price: €1 250 000 + VAT

VAT for this property is **€138,443** or **€237,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 717.00/m<sup>2</sup></b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 400 000 on Mar 4, 2024  
 €1 250 000 on Jun 24, 2025































