

6+ Bedroom House for Sale in Famagusta District

Nestled in the serene and idyllic area of Protaras, this stunning luxury seafront villa is a true oasis of tranquility. Offering the perfect retreat from the demands of everyday life, it provides a haven of peace while still being conveniently close to all essential amenities.

Step inside this exquisite residence and be greeted by an impressive layout designed to cater to the most discerning tastes. The villa boasts a total of 7 bedrooms, including 5 ensuite bedrooms located on the first floor. On the ground floor, you will find a guest ensuite bedroom with a separate entrance, offering privacy and convenience. Additionally, a maid’s room in the basement provides additional sp...



Property Info

Plot / Area Info

Additional info

Covered Area	411	Plot area	946	Reference Number	93200
				Property type	House
				Condition	Brand New
				Bathrooms	5+

Amenities

Location

Region: **Famagusta**  
Coordinates: **35.0481 / 34.0219**

## Price: €2 490 000 + VAT

VAT for this property is **€345,874** or **€473,100**. 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>€6 058.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€2 800 000 on Mar 9, 2024  
 €2 490 000 on May 29, 2025















