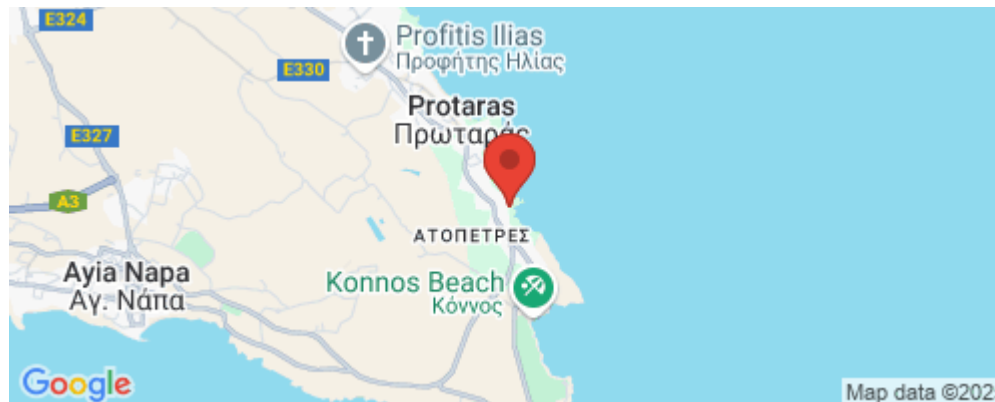


## 5 Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA35360 Price details: €3,150,000 +VAT Nestled in the heart of Protaras, adjacent to the pristine Cape Greco conservation area, project is a haven of residential bliss. Perched on one of the most privileged beaches, it boasts crystal-clear turquoise vistas and direct access to the soft sands. The celebrated blue flag Nissia Beach, renowned for its translucent and immaculate Mediterranean waters, lies at the development's forefront, offering a serene aquatic tableau. Project is an enclave of 25 exclusive units, crafting a distinctive living experience. It features an array of 5-bedroom villas and 2, 3, and 4-bedroom beachfront apartments, each epitomizing high aesthetic ...



### Property Info

Covered Area **235**  
Total Number of Floors **2**

### Plot / Area Info

Plot area **623**

### Additional info

Reference Number **SA35360**  
Property type **House**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **4**

### Amenities

### Location

**Location:** Protaras  
Coordinates: **34.999541267474 / 34.065809332474**

Region: **Famagusta**

## Price: €3 150 000 + VAT

VAT for this property is **€317,011** or **€598,500**. 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>€13 404.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€3 150 000 on Oct 24, 2024





