

6+ Bedroom House for Sale in Protaras, Famagusta District

The house has a covered area of 900 square meters and sits in a expansive 5500 square meter plot. It was built in 2007. Overlooking the sea and just 2 minutes drive away from one of the best beaches in Cyprus, the house consists of 3 levels. The basement features a wine storage room and a store room with space for a sauna. The ground floor features a large kitchen, dining room, lounge with open fire place, one en-suite bedroom, an office, a guest WC and a garage .On the top floor there are 3 bedrooms sharing a family bathroom and 2 bedroom with en-suite facility. Outside the villa there is a beautiful garden with pond, swimming pool and tennis court.



Property Info

Covered Area  
Furnishing

**900**  
**Furnished**

Plot / Area Info

Plot area  
Pool  
Parking

**5500**  
**Yes**  
**Covered, Yes**

Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**593**  
**House**  
**Pre-Owned**  
**4**  
**Sea view**

Amenities

- Garden

Location

**Location:** Protaras  
Coordinates: **35.01682925 / 34.02511982**

Region: **Famagusta**

## Price: €2 800 000 + VAT

VAT for this property is **€466,667** or **€532,000**. 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>~€108 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 111.00/m²</b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
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## Price change history

€3 100 000 on Sep 9, 2023

€2 800 000 on Feb 4, 2025









