

## 6+ Bedroom House for Sale in Protaras, Famagusta District

This modern villa located in an exclusive beach front gated community in Protaras area. Winner of multiple property and architecture awards including Virgin's Property Development of the year 2014.



This super stylish smart home pairing the privacy and comforts of a homely environment with impressive resort-style amenities. Located in Protaras, between the famous Fig Tree Bay and Konnos Bay, nestled on its own private sandy beach, this modern villa has plenty of comfortable outdoor living space to maximize the panoramic sea views from the front aspect of the villa and the lush hillside view at the rear of the property. This 4-storey villa features private gated access, video e...

### Property Info

Covered Area	<b>370</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>450</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>799</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Protaras  
Coordinates: **35.002861 / 34.0615118**

Region: **Famagusta**

## Price: €1 200 000 + VAT

VAT for this property is **€159,892** 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 243.00/m²</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>
Phone: <b>+35723744131, +35777772027, +35799729494</b>			

## Price change history

€1 350 000 on Sep 10, 2023  
 €1 250 000 on Sep 14, 2023  
 €1 200 000 on Jul 31, 2024  
 €999 000 on Oct 31, 2024  
 €1 100 000 on Nov 23, 2024  
 €1 200 000 on Feb 14, 2025













