

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

Superb contemporary villa with picturesque sea and country views ideally located in a prime location just a short drive from cosmopolitan Ayia Napa and Protaras with direct access to the Beach. Boasting a six bedroom suites and expressed luxury this villa is a showcase of modern architecture. The living area has been designed to open upto the outside enjoying spectacular views of the infinity swimming pool, sea views, and beautiful landscape creating the ideal indoor-outdoor living experience. On the upper floor of the villa, the roof terrace is complete with sofas, Jacuzzi providing the best place to enjoy spectacular views and lovely sunsets.



### Property Info

Covered Area	<b>279</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>1185</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>1235</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- BBQ zone

### Location

**Location:** Protaras  
Coordinates: **34.97551 / 34.032705**

Region: **Famagusta**

## Price: €3 000 000 + VAT

VAT for this property is **€344,194** or **€570,000**. 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>~€116 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 753.00/m²</b>		

## Representative: Sweet Home Estates

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## Price change history

€3 000 000 on Sep 10, 2023





















