

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

This amazing villa located by the beach of Lombardi and close proximity centre of Protaras in an exclusive award winning development in Protaras.



A 4-story home with private gated access, video entry systems, underground parking with double garage and private entry, private internal lift providing access to all floors of the property, ground level access for pedestrians only with secured gates, private beach access secured gate at the bottom of the garden, pool area, private infinity swimming pool overlooking the Mediterranean and a panoramic private 90m2 rooftop terrace, Al fresco dining area, BBQ area and relaxing area.

This project was completed in 2013 and was marked as...

### 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>400</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2342</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Protaras  
**Coordinates:** **35.002779268632 / 34.061681042**

Region: **Famagusta**

## Price: €1 150 000 + VAT

VAT for this property is **€153,230** or **€218,500**. 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>~€42 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 108.00/m<sup>2</sup></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

€1 299 000 on Sep 10, 2023  
 €1 200 000 on Jan 20, 2024  
 €1 250 000 on May 16, 2024  
 €1 000 000 on Feb 14, 2025  
 €1 150 000 on Apr 16, 2025















