

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

Seaside Elegance and Serenity



Set in the serene coastal town of Protaras, this exceptional residential project offers a harmonious blend of modern architecture and natural beauty. Located mere steps from a pristine private beach, these luxurious villas are designed to provide a tranquil lifestyle with stunning sea views and ultimate privacy.

### Features & Amenities

- Exclusive beachfront living
- Energy Efficiency Grade A for sustainable comfort
- Modern, open-plan interiors designed with high-end finishes
- Private swimming pools and lush gardens
- Spacious verandas for seamless indoor-outdoor living
- ...

### Property Info

Covered Area	<b>186</b>
Covered Veranda	<b>49</b>
Uncovered Veranda	<b>22</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>639</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>234106</b>
Property type	<b>House</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **34.9994936 / 34.0650519**

## Price: €3 150 000 + VAT

VAT for this property is **€242,855** 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>~€122 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 935.00/m²</b>		

## Representative: MySpace

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## Price change history

€3 150 000 on Jan 15, 2025













