

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

Lavish, Beach Front, 5 Bedroom Villa for sale in Protaras area, Famagusta. The property is nested in the heart of Protaras, adjacent to the pristine Cape Greco conservation area. All amenities such as supermarkets, restaurants and award winning Blue flag beaches are 5-10 minutes away.



Villa for sale in Protaras area, Famagusta. The villa is extended to the basement, ground and first floor. The ground floor consists of an entrance hall, spacious living room, dining area & kitchen in an open space and a guest wc. In addition, there is a comfortable veranda plus and a wc, accessible from the veranda. On the first floor, there are 3 en suite bedrooms. It is worth mentioning that t...

### Property Info

Covered Area	<b>186</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>914</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>50995</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Protaras  
Coordinates: **34.999731889915 / 34.066043833398**

Region: **Famagusta**

## Price: €3 900 000 + VAT

VAT for this property is **€300,677** or **€741,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€20 968.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 900 000 on Mar 18, 2025





















