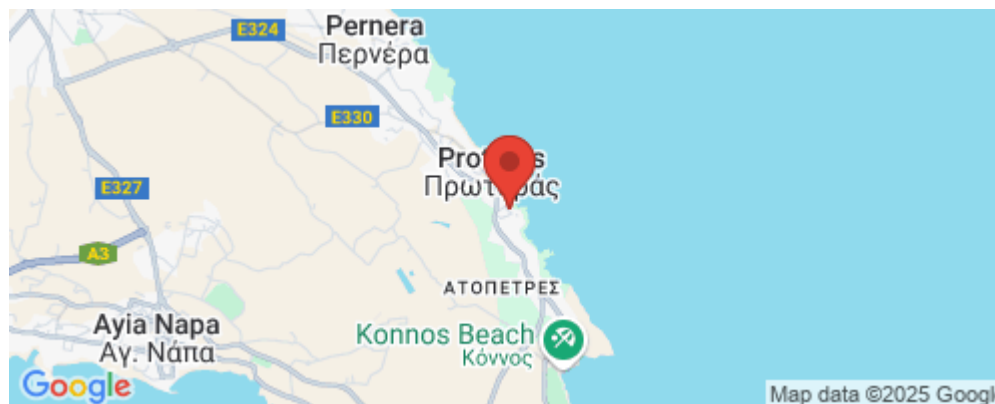


## 5 Bedroom House for Sale in Protaras, Famagusta District

Five Bedroom Villa For Sale In Protaras, Famagusta



The Villa has 204m<sup>2</sup> of internal areas plus 20m<sup>2</sup> veranda in front side and covered veranda in the back side. It consists of five bedrooms, five bathrooms, an open plan kitchen, dining room and living room, large courtyard, parking spaces and it comes with A/C split units and central heating. The villa has view of the sea with one of the best beaches on the island.

Located in a nice touristic area close to all amenities restaurants, shops and sea.

PRICE: €1,750,000 NO VAT

REFERENCE NUMBER: 55205

### Property Info

Covered Area **204**  
 Energy Efficiency **In Progress**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **781**  
 Parking **Covered, Yes**

### Additional info

Reference Number **55205**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **5+**

### Amenities

### Location



- Storage room

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.006731188677 / 34.060833407628**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 750 000 + VAT

VAT for this property is **€152,353** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 578.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€1 750 000 on Apr 11, 2025















