

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

A stunning 5 bedroom Luxury Villa set on a unique complex of exclusively designed properties.

Located in a prime location of Protaras just steps away from the sandy beach.

This superb property has been designed to give the owner the option to control the Villa via Internet.

Situated on an electronically gated project, designed to maintain province and tranquility for its residents. Underground parking is provided to avoid congestion and noise. The underground access links to the villa's electronic garage door entrance, in order for the owners to have access to their residence from their own private basement area where they also have their own parking area. The b...

### Property Info

Covered Area	<b>380</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>540</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>969</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €1 100 000 + VAT

VAT for this property is **€148,211** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 895.00/m<sup>2</sup></b>		

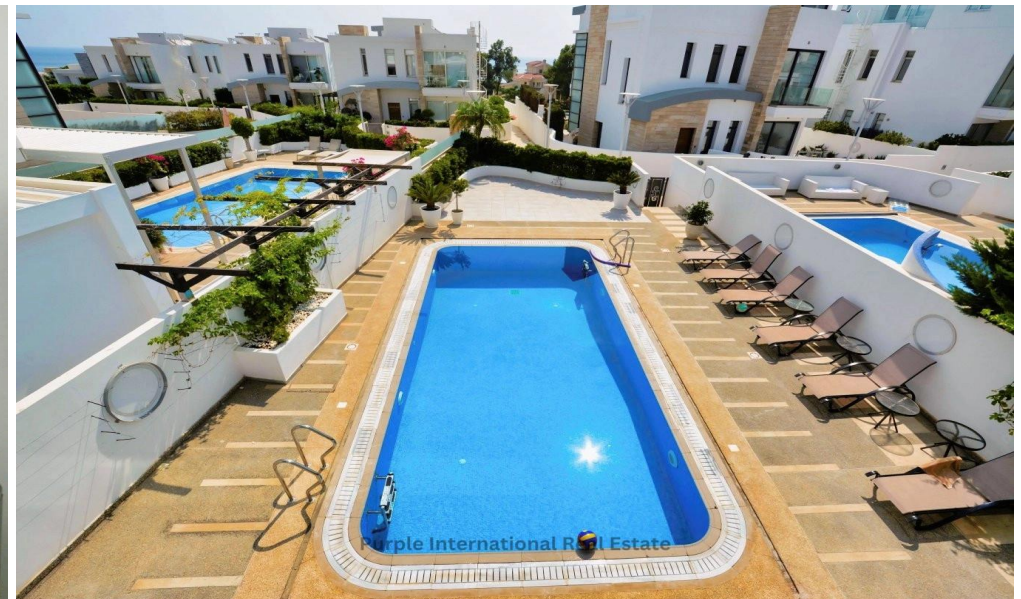
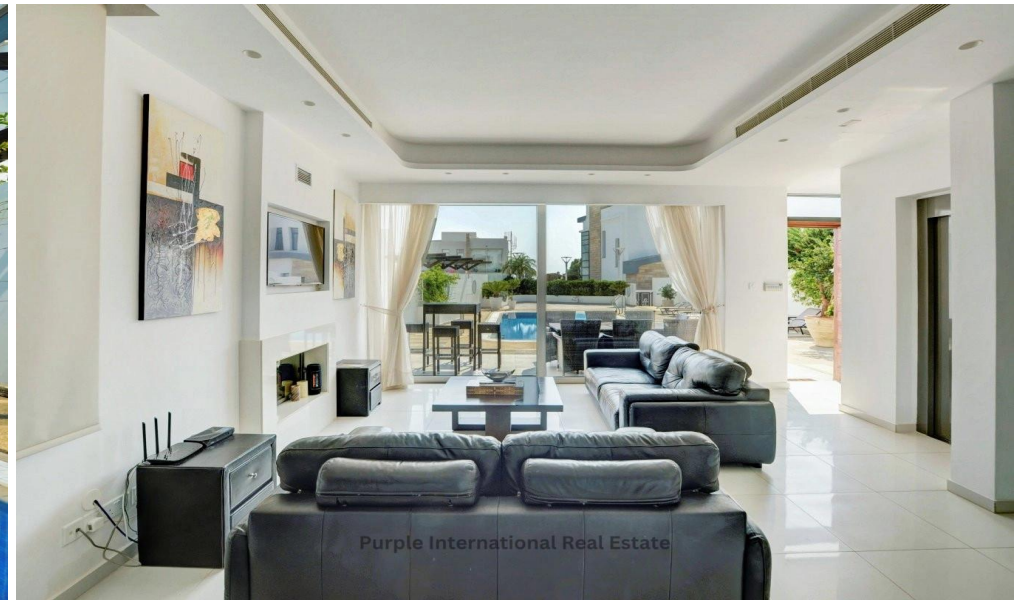
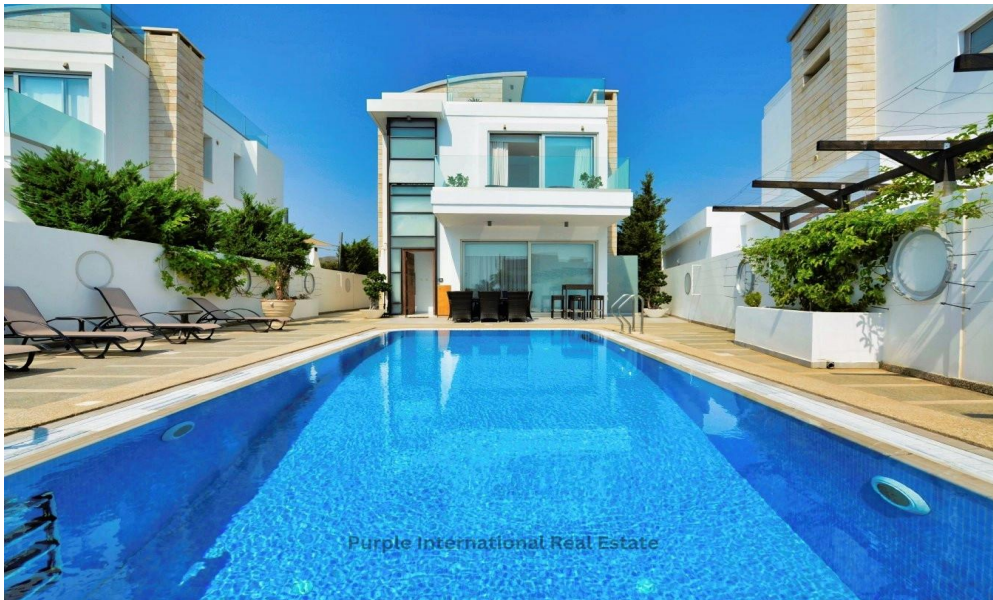
## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€1 000 000 on May 2, 2025

€1 100 000 on Jun 12, 2025



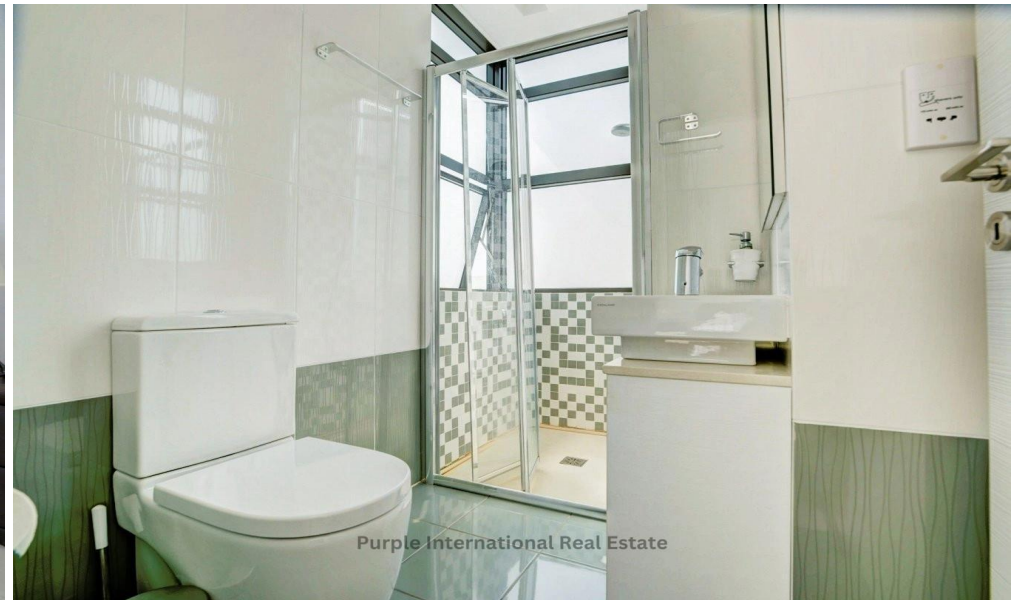
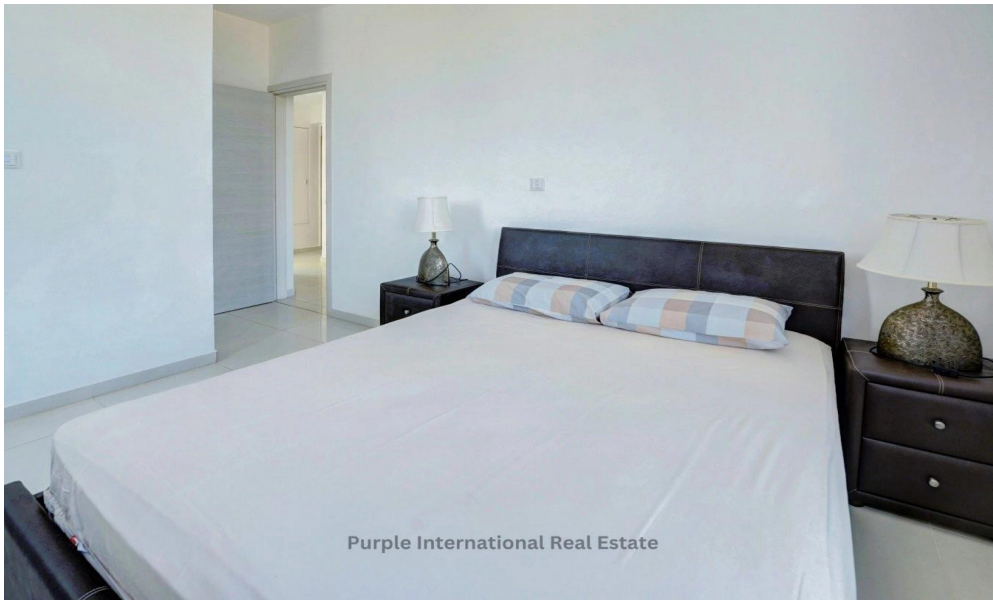




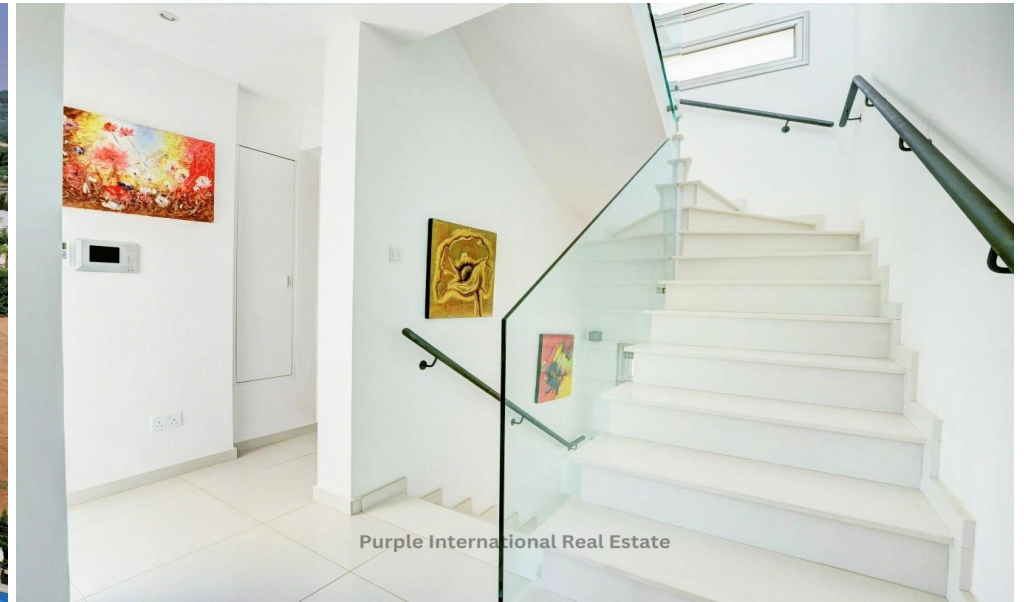




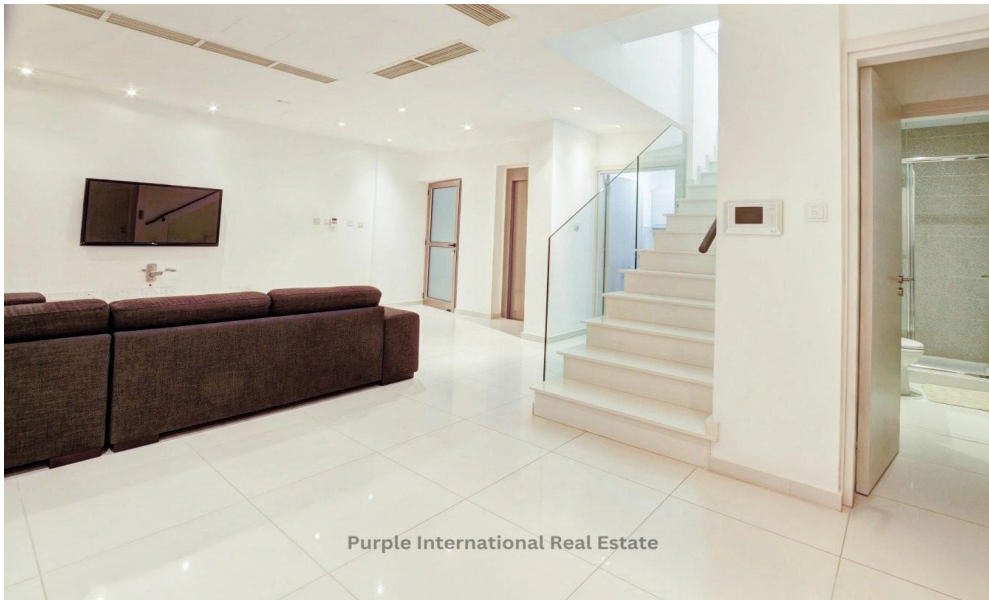




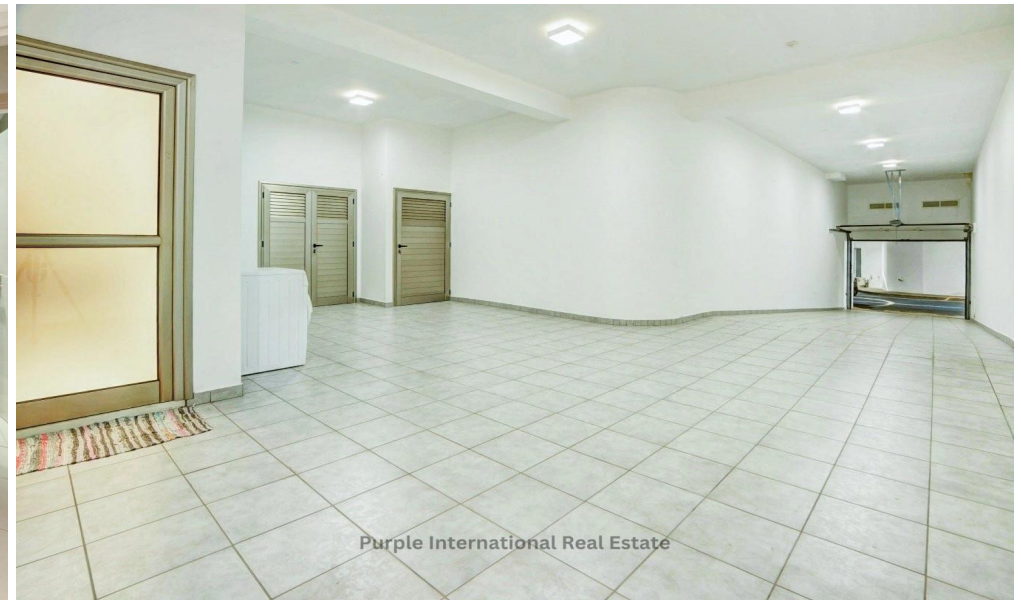




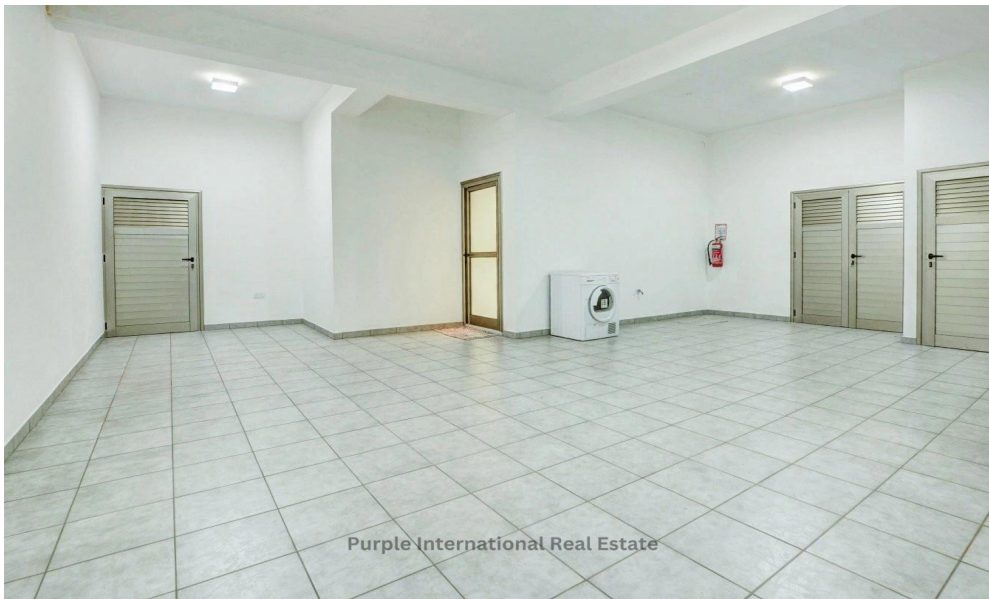




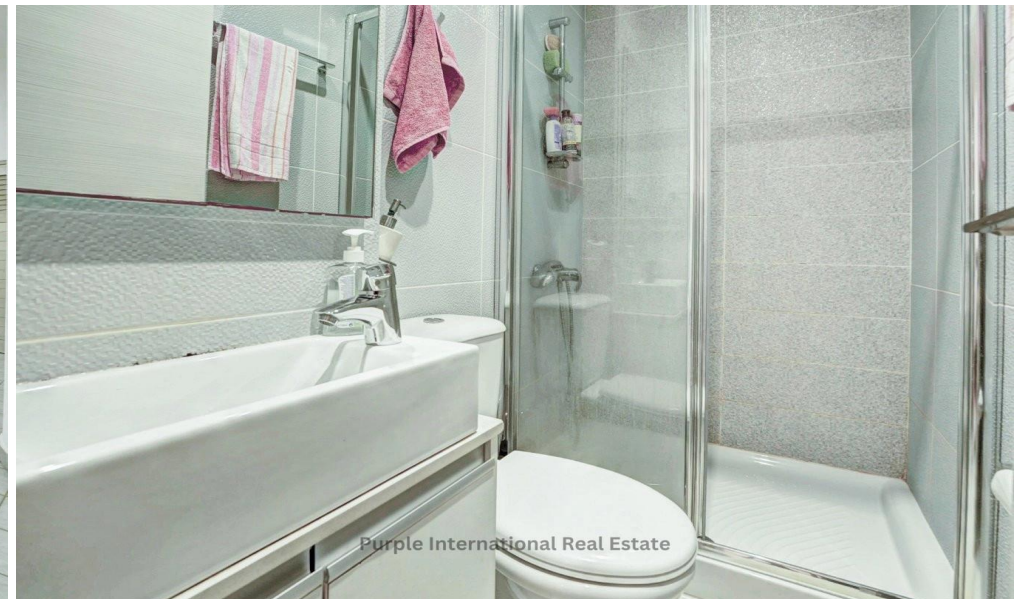
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