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

This luxury detached villa in Protaras combines style, comfort, and an exceptional location, just a short stroll to beautiful sandy beaches. Nestled in one of Cyprus's most sought-after areas, it sits on a generous plot within an exclusive gated community of only six residences, offering both privacy and security.



The villa spans three levels and features five spacious bedrooms and four contemporary bathrooms, making it an excellent choice for families or anyone who enjoys entertaining. Built in 2018 to the highest standards, it combines modern architecture with high-quality interiors, advanced technology, and premium finishes throughout.

The lower ground floor includes a ...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	441 Underfloor Heating, Yes All rooms, Yes	Plot area Pool Parking	723 Yes Covered, Yes	Reference Number7071Property typeHouseConditionBrand NewBathrooms3	
Amenities	Location		_		

Guest WC
Location: Protaras
Region: Famagusta
Coordinates: 35.004782996421 / 34.060824899601



### Price: €1 250 000 + VAT

VAT for this property is €177,976 or €237,500. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 834.00/m²		None

### **Representative: Purple International Real Estate**

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## **Price change history**

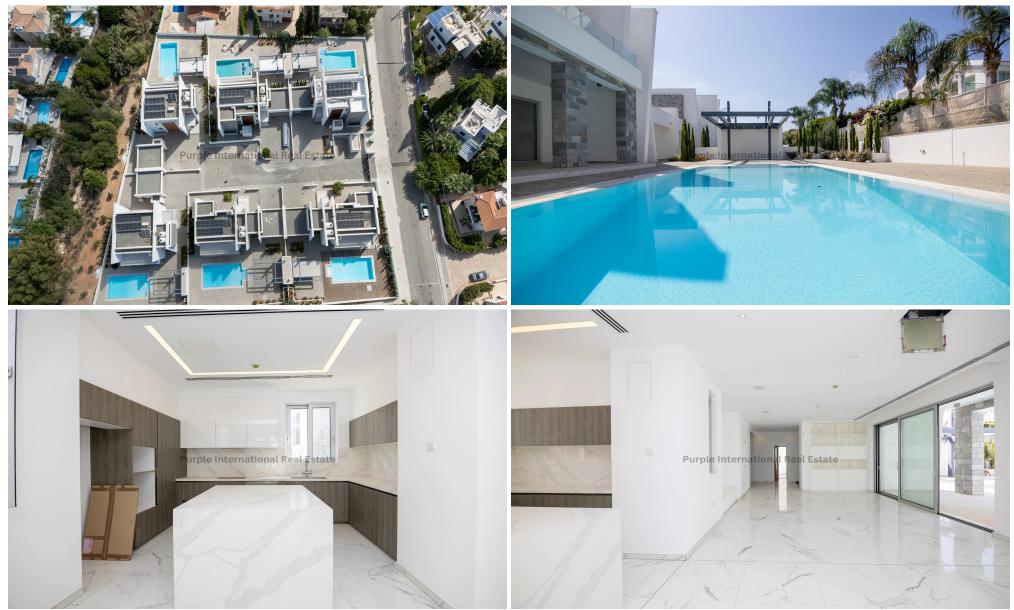
€1 200 000 on May 2, 2025 €1 250 000 on May 16, 2025

















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