

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	
				Reference Number	r 7082
Covered Area	441	Plot area	710	Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes	Condition	Brand New
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	3
				View	Sea view

Amenities Location

• Guest WC Region: Famagusta

Coordinates: **35.004553029615** / **34.060963321252**



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

Price per SQM €2 834.00/m²

Common expenses None

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Price change history

€1 400 000 on May 2, 2025 €1 350 000 on Aug 21, 2025 €1 250 000 on Aug 30, 2025























