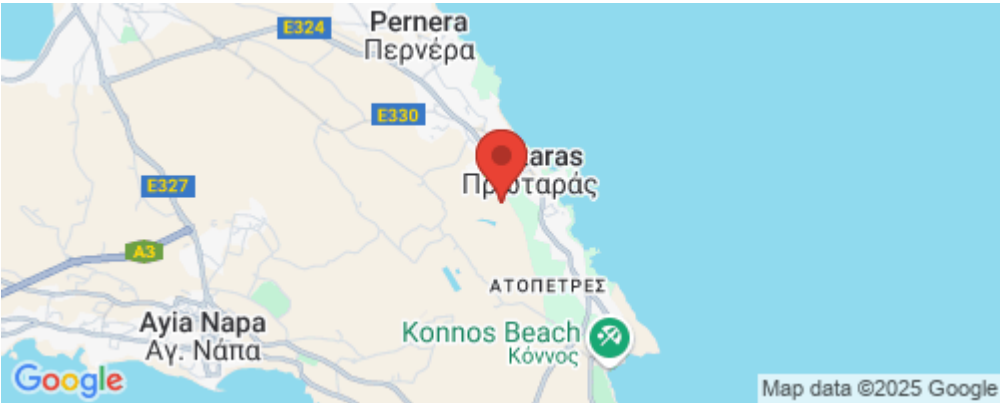


250m² House for Sale in Protaras, Famagusta District

Perched on one of the highest elevations in the area, this elegant villa boasts sweeping views over the surrounding landscape and the renowned coastal resort of Protaras. Nestled within an exclusive enclave of luxurious mansions, the property enjoys a rare sense of space and serenity, as the surrounding land is classified within a strictly protected forest zone (Δα1) where the construction of any new real structures is not permitted.



Offering exceptional privacy, the villa is uniquely positioned on a 1,700 m² plot, bordered by vast government-owned forestland designated as a permanent no-building zone. This ensures not only uninterrupted natural surroundings but also a timeless ...

Property Info		Plot / Area Info		Additional info	
Covered Area	250	Plot area	1716	Reference Number	13515
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	4
				View	Sea view
Amenities		Location			
• Guest WC		Location: Protaras		Region: Famagusta	
		Coordinates: 35.007283152697 / 34.051277190644			

## Price: €1 400 000 + VAT

VAT for this property is **€148,400** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 600.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€1 400 000 on May 2, 2025







