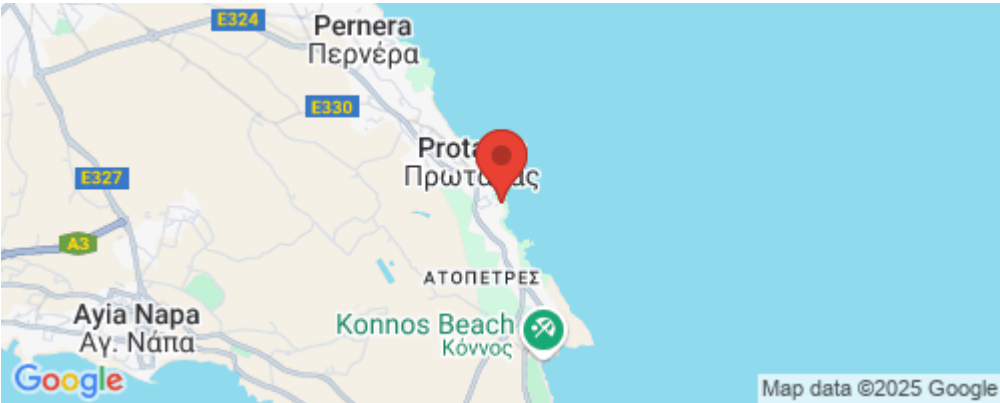


4 Bedroom House for Sale in Protaras, Famagusta District

This stunning villa, constructed in 2008, boasts an exclusive frontline position with magnificent sea views in the Protaras resort. Set on an expansive 2,430m² plot, it offers ample terrace space and direct sea access, while being conveniently close to local shops, bars, restaurants, and the heart of Protaras’s cosmopolitan tourist centre.



Spanning 374m² over two floors, this villa is designed to the highest standards, featuring abundant natural light throughout its generous living spaces. The bright interiors include high ceilings, a fully equipped kitchen, with living and dining area opening directly out the pool terrace.

Surrounded by beautifully maintained Medit...

| Property Info    |                | Plot / Area Info                               |      | Additional info   |           |
|------------------|----------------|------------------------------------------------|------|-------------------|-----------|
|                  |                |                                                |      | Reference Number  | 16980     |
| Covered Area     | 374            | Plot area                                      | 2430 | Property type     | House     |
| Air Conditioning | All rooms, Yes | Pool                                           | Yes  | Condition         | Pre-Owned |
|                  |                |                                                |      | Bathrooms         | 4         |
|                  |                |                                                |      | View              | Sea view  |
| Amenities        |                | Location                                       |      |                   |           |
| • Garden         |                | Location: Protaras                             |      | Region: Famagusta |           |
|                  |                | Coordinates: 35.006235730964 / 34.062765692709 |      |                   |           |

## Price: €5 000 000 + VAT

VAT for this property is **€669,251** or **€950,000**. 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>~€196 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€13 369.00/m²</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

€7 000 000 on May 2, 2025

€5 000 000 on Jun 28, 2025







