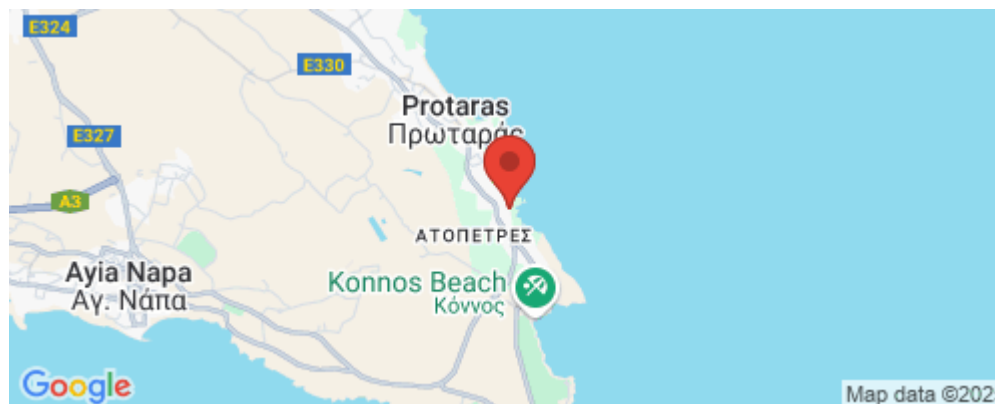


## 5 Bedroom House for Sale in Protaras, Famagusta District

For sale: This modern, off-plan detached villa offers luxury living with spacious interiors and thoughtful design. With 186 m<sup>2</sup> of internal space, the villa features five bedrooms and five bathrooms, providing comfort and privacy for family or guests. The property includes a basement, a private swimming pool, a gym, and a large plot within a secure gated complex for peace of mind.



Step inside to enjoy central AC throughout, and enjoy the seamless flow of bright, sunlit rooms. Large windows showcase panoramic and sea views, bringing the beauty of the coastline into your home. The villa is sea front, making it easy to enjoy the soothing sounds and stunning sights of the sea every day...

### Property Info

Covered Area	<b>186</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>914</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>17712</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Protaras  
**Coordinates:** **34.999407791723 / 34.065655390043**

Region: **Famagusta**

## Price: €3 900 000 + VAT

VAT for this property is **€300,677** or **€741,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€20 968.00/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

€3 900 000 on May 2, 2025



