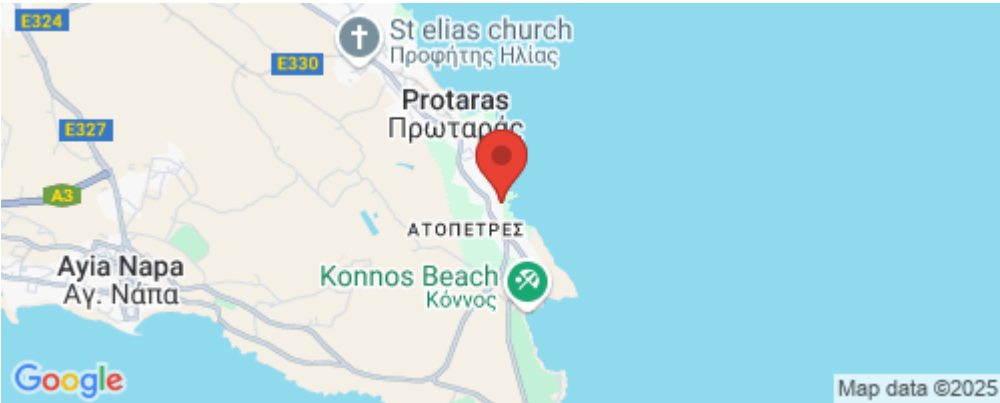


5 Bedroom House for Sale in Protaras, Famagusta District

For sale: Modern, off-plan detached villa with stunning sea views, located on the seafront in the picturesque area of Protaras. This elegant property offers a spacious internal area of 186 m², thoughtfully designed over three levels, including a basement for additional space and flexibility.



The villa boasts five comfortable bedrooms and five contemporary bathrooms, making it ideal for families or hosting guests. The large plot offers plenty of outdoor space, featuring a private swimming pool and landscaped gardens to enjoy the Mediterranean climate. The villa is equipped with a central air conditioning system, ensuring comfort year-round, and is situated within a secure gated com...

Property Info		Plot / Area Info		Additional info	
Covered Area	186	Plot area	639	Reference Number	17722
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
				Condition	Brand New
				View	Sea view
Amenities		Location		Region: Famagusta	
• Guest WC		Location: Protaras			
		Coordinates: 34.999438501262 / 34.065620016847			

Price: €3 150 000 + VAT

VAT for this property is **€242,855** or **€598,500**. 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	€16 935.00/m²		

Representative: Purple International Real Estate

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

€3 150 000 on May 2, 2025

