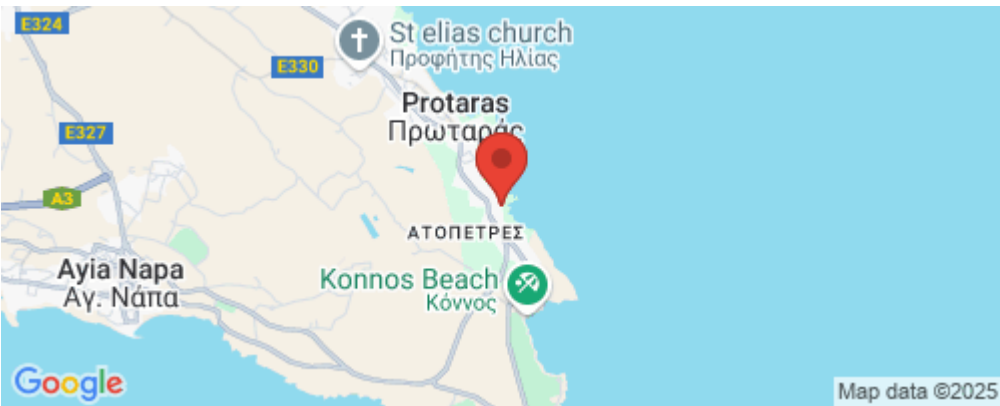


5 Bedroom House for Sale in Protaras, Famagusta District

Nestled in the heart of Protaras, adjacent to the Cape Greco conservation area, this exclusive new development offers a serene haven of residential bliss. Perched on one of the most privileged beaches, it boasts breathtaking crystal-clear turquoise waters and direct access to soft sandy shores, offering a tranquil retreat right at your doorstep.



This prestigious complex features a selection of stunning 5-bedroom villas and 2, 3, and 4-bedroom beachfront apartments, each showcasing high aesthetic standards, avant-garde architecture, and top-tier quality. Designed to elevate luxury living, these homes redefine modern elegance with their seamless indoor-outdoor living spaces.

T...

| Property Info    |  | Plot / Area Info |     | Additional info   |           |
|------------------|--|------------------|-----|-------------------|-----------|
|                  |  |                  |     | Reference Number  | 17722     |
| Covered Area     | 186  | Plot area        | 639 | Property type     | House     |
| Air Conditioning | All rooms, Yes                                 | Pool             | Yes | Condition         | Brand New |
|                  |  |                  |     | View              | Sea view  |
| Amenities        |  | Location         |     |                   |           |
| • Guest WC       | Location: Protaras                             |                  |     | Region: Famagusta |           |
|                  | 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€16 935.00/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

€3 150 000 on May 2, 2025



