

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

Discover the pinnacle of coastal luxury with this magnificent five-bedroom seafront villa in the highly sought-after area of Protaras. Perfectly positioned just steps from the crystal-clear waters and golden sandy shore, this stunning property offers an unrivaled blend of tranquility, privacy, and convenience.

Nestled along the breathtaking Protaras coastline, this villa boasts fabulous sea views, with the famous Fig Tree Bay just a few hundred meters away. Despite its exclusive and peaceful setting, all essential amenities, including restaurants, bars, and shops are within walking distance, ensuring a seamless balance of seclusion and accessibility.

Designed for modern ...

### Property Info

Covered Area  
Heating  
Air Conditioning

**200**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**800**  
**Uncovered, Yes**

### Additional info

Reference Number **18651**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €1 750 000 + VAT

VAT for this property is **€148,750** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 750.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 750 000 on May 2, 2025





















