

5 Bedroom House for Sale in Protaras, Famagusta District

For sale is a spacious seafront villa located in the picturesque area of Protaras – Famagusta. Built in 2007, the property is fully furnished and ready to move in. The total covered area is 220 m² and it sits on a generous 800 m² plot. The villa features five bedrooms, five bathrooms, a bright living room, a modern kitchen, and a guest WC. One of the bedrooms is on the ground floor, offering convenience for people with reduced mobility. The outdoor space includes a landscaped garden, barbecue area, veranda, outdoor shower, and uncovered parking. The villa enjoys unobstructed sea views and is just a few minutes' walk from the beach. Additional features include split-unit air conditio...

Property Info

Covered Area	220
Furnishing	Furnished
Energy Efficiency	C
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	159955
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

Location

Location: Protaras Region: **Famagusta**

Price: €1 700 000 + VAT

VAT for this property is **€160,727** or **€323,000**. 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	Excluded	Title transfer fee	~€64 600.00	Common expenses	None
		Price per SQM	€7 727.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
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Price change history

€1 700 000 on Jun 12, 2025

