

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

Exclusive 5 bedroom villa for sale in Protaras, just 200 meters from the beach. One of the most prestigious and luxurious complexes has received many awards in the field of architecture and real estate. The convenient location of the complex is between the beaches of Fig Tree Bay and Konnos beach. The 3-level residence is equipped with automatic gates, an underground garage for 3 cars with a separate entrance, and an elevator. Large heated swimming pool, comfortable garden furniture. Roof terrace with a total area of 73m<sup>2</sup>. The villa is fully furnished and equipped with household appliances. Title is available.

### Property Info

Covered Area	<b>225</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>159921</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

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

## Price: €1 100 000 + VAT

VAT for this property is **€106,333** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 889.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€950 000 on Jun 12, 2025  
 €1 100 000 on Jun 21, 2025

