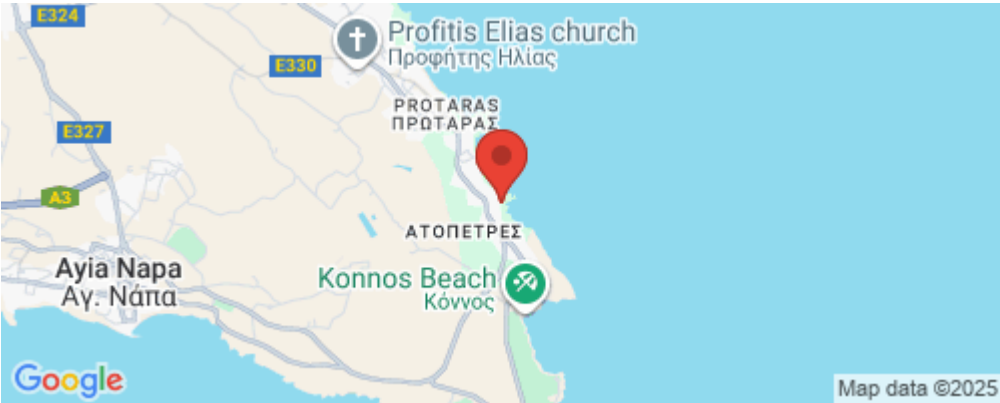


5 Bedroom House for Sale in Protaras, Famagusta District

This luxurious five-bedroom villa offers the ultimate in privacy, comfort, and coastal sophistication. Thoughtfully designed with clean modern architecture and premium materials, the residence is part of an exclusive beachfront enclave in one of Protaras’ most sought-after locations.



The villa features a private swimming pool, landscaped garden, dedicated parking, and a spacious rooftop terrace ideal for enjoying the stunning sunrise views. Expansive interior spaces blend seamlessly with outdoor living areas, creating a harmonious environment perfect for both relaxing and entertaining.

Residents benefit from access to premium shared amenities, including a fully equipped fi...

Property Info		Plot / Area Info		Additional info	
Covered Area	186			Reference Number	7217
Covered Veranda	49	Plot area	639	Property type	House
Uncovered Veranda	22	Pool	Yes	Bathrooms	5+
Total Number of Floors	2			View	Mountains view
Amenities		Location			
• Roof Garden		Location: Protaras		Region: Famagusta	
		Coordinates: 34.999593492765 / 34.065996408463			

## 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>~€122 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 935.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€3 150 000 on Jun 27, 2025









