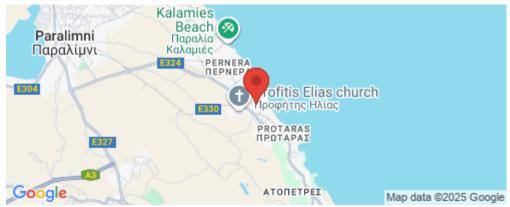
### 5 Bedroom House for Sale in Protaras, Famagusta District

Discover this luxurious 5-bedroom villa located just 500 meters from the beach and the scenic coastal pathway that connects directly to the vibrant heart of Protaras. Blending modern design with effortless Mediterranean charm, this exceptional property offers the ultimate lifestyle opportunity in one of Cyprus's most sought-after destinations.



Crafted to the highest standards, the villa boasts an A+ energy efficiency rating, ensuring contemporary comfort with long-term sustainability. Nestled within a secure gated complex, it offers peace of mind, privacy, and easy access to all that Protaras has to offer — from golden beaches to lively dining and entertainment venues.

K...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	180 All rooms, Yes	Plot area Pool Parking	350 Yes Uncovered, Yes	Reference Number Property type Condition View	19877 House Brand New Sea view
Amenities	Location				
• Guest WC	Location: Protaras Coordinates: 35.02	0198587261 / 34.04	Region: <b>Fa</b> 46806945888	magusta	



### Price: €750 000 + VAT

VAT for this property is €55,000 or €142,500. 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	Excluded	Title transfer fee	None	Common expenses	Nono
		Price per SQM	€4 167.00/m²		None

### **Representative: Purple International Real Estate**

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd

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### **Price change history**

€800 000 on Jul 4, 2025 €750 000 on Aug 7, 2025



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