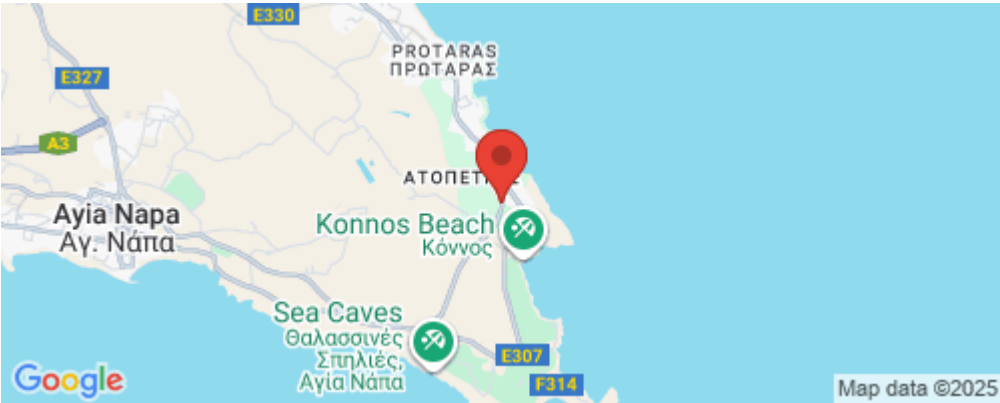


267m² House for Sale in Famagusta District

Welcome to an exceptional opportunity in the prestigious Protaras area—just 200 meters from one of the region’s most beautiful beaches. This luxurious 7-bedroom villa offers upscale coastal living, blending timeless elegance with modern comfort in one of the most desirable locations on the island.

Set on a generous 370 sq. m plot with 267 sq. m of covered living space, the villa features striking contemporary architecture and a thoughtfully designed interior. Bright and spacious, it offers seven beautifully appointed bedrooms with ensuite bathrooms, expansive living and dining areas, and a sleek open-plan kitchen with high-end finishes and ample storage—perfect for both everyd...



Property Info		Plot / Area Info		Additional info	
Covered Area	267	Plot area	370	Reference Number	f26100
				Property type	House
				Construction Year	2026
Amenities		Location			
		Region: Famagusta			
		Coordinates: 34.9919 / 34.0663			

Price: €950 000 + VAT

VAT for this property is **€105,781** or **€180,500**. 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	~€34 600.00	Common expenses	None
		Price per SQM	€3 558.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€950 000 on Jul 6, 2025







