

## 6+ Bedroom House for Sale in Protaras, Famagusta District

Villa for sale in Protaras, Famagusta near the new marina. Just 3 minutes drive from the beach. The villa has an electric gate and a separate office space, 4 bathrooms. The villa is partially furnished. All rooms are equipped with air conditioning. A fully equipped open-plan kitchen. The house has an alarm system and 6 cameras. Outside there is a private swimming pool, a private tennis court, a barbecue area, a huge garden with trees, a storage room and a maid's room. There are 2 covered parking spaces. The house is located close to all amenities and the sea.

### Property Info

Covered Area	<b>960</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>165833</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

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

## Price: €2 500 000 + VAT

VAT for this property is **€420,313** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 604.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€2 500 000 on Jul 11, 2025

