

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

Luxury 4-5 Bedroom Villas – Just Steps from Yianna Marie Beach, ProtarasDiscover a limited collection of exquisite 4 and 5 bedroom villas, perfectly situated just 500 meters from the renowned Yianna Marie Beach and the scenic coastal promenade that leads you straight into the heart of Protaras. Each villa is beautifully crafted for modern Mediterranean living, combining style, comfort, and functionality. Enjoy: Private overflow swimming poolExpansive rooftop terrace with breathtaking 360° views over Protaras and the iconic Famagusta skylineBright open-plan living spaces with highend finishesPrivate parking and beautifully landscaped gardensWhether you're seeking a luxury permanent...

<b>Property Info</b>		Plot / Area Info		Additional info		
Covered Area	205	Plot area Pool		Reference Number	59133	
			350 Private, Yes	Property type	House	
				Condition	<b>Under Construction</b>	
				Construction Year	2026	
				Bathrooms	4	

Amenities Location

• Roof Garden Location: Protaras Region: Famagusta



Price: €750 000 + VAT

VAT for this property is **€65,671** 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		Nama
		Price per SQM	€3 659.00/m²	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
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License number	307/L	name	SERVICES LTD

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## **Price change history**

€750 000 on Aug 2, 2025



























