

5 Bedroom House for Sale in Protaras, Famagusta District

For sale: Modern detached villa under construction in the beautiful area of Protaras. This spacious property offers a total internal space of 151 m², thoughtfully designed across three levels, including a versatile basement. Featuring five comfortable bedrooms, this villa is perfectly suited for families looking for both space and modern style.



Step outside to enjoy your own private swimming pool—ideal for relaxing or entertaining guests. The villa’s contemporary architecture provides a fresh and stylish look, complemented by quality finishes throughout. Planned for completion in 2025, you can be assured that everything will meet the latest building standards.

Prota...

Property Info

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|------------------|----------------------|
| Covered Area | 151 |
| Heating | Central Heating, Yes |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|----------------|
| Plot area | 333 |
| Pool | Yes |
| Parking | Uncovered, Yes |

Additional info

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|------------------|-----------|
| Reference Number | 20239 |
| Property type | House |
| Condition | Brand New |

Amenities

- Guest WC

Location

Location: Protaras
Coordinates: 35.027155690778 / 34.034800529367

Region: Famagusta

Price: €460 000 + VAT

VAT for this property is **€23,426** or **€87,400**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 046.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
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Price change history

€460 000 on Aug 12, 2025











