

5 Bedroom House for Sale in Protaras, Famagusta District

For sale is a modern detached villa, newly built in 2025, located in the popular area of Protaras. This spacious home offers a total internal space of 151 m2 and is key ready for immediate move-in. The villa features five comfortable bedrooms, ideal for families or for hosting guests, and includes a versatile basement area that can be used as a playroom, gym, or storage.



The property has been thoughtfully designed with contemporary finishes throughout. Enjoy your own private swimming pool, providing a relaxing setting to unwind or entertain. The villa is ideally positioned close to the highway, making commuting easy and convenient. Local amenities, such as shops, restaurants, and c...

Property Info

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

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.

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

Representative: Purple International Real Estate

Registration number	1052	Email	info@purpleinternational.eu
License number	512/E	Legal name	A.A. Purple Real Estate Ltd
Phone: +35723811058			

Price change history

€460 000 on Aug 12, 2025











