

4 Bedroom House for Sale in Protaras, Famagusta District

SANTA ELENA is a project situated in the cosmopolitan seaside resort of Protaras renowned for its award winning beaches ranking among the best in Europe. Positioned in the popular and rapidly developing area of Pernera and near the new Paralimni Marina this stunning development embodies luxury under the reputable name of Giovani Homes the largest construction company in the Famagusta District. Comprising 31 opulent villas SANTA ELENA presents an excellent opportunity for both investment and home ownership. The residences boast clean minimal geometric lines showcasing a distinctive design and elevated aesthetics evident in the natural tones of both interiors and exteriors. Each villa featu...

Property Info

Covered Area	200
Energy Efficiency	C

Plot / Area Info

Plot area	632
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Additional info

Reference Number	VL49618
Property type	House
Bathrooms	3

Amenities

Location

Location: Protaras Region: **Famagusta**

Price: €895 000 + VAT

VAT for this property is **€76,075** or **€170,050**. 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	~€32 400.00	Common expenses	None
		Price per SQM	€4 475.00/m²		

Representative: Nicolaou Estates

Registration number	693	Email	pnicolaou@nicolaouestates.com
License number	365/E	Legal name	Nicolaou Estates LTD
Phone:			

Price change history

€850 000 on Aug 15, 2025
 €895 000 on Aug 17, 2025



