

5 Bedroom House for Sale in Protaras, Famagusta District

This luxury detached villa in Protaras combines style, comfort, and an exceptional location, just a short stroll to beautiful sandy beaches. Nestled in one of Cyprus’s most sought-after areas, it sits on a generous plot within an exclusive gated community of only six residences, offering both privacy and security.



The villa spans three levels and features five spacious bedrooms and four contemporary bathrooms, making it an excellent choice for families or anyone who enjoys entertaining. Built in 2018 to the highest standards, it combines modern architecture with high-quality interiors, advanced technology, and premium finishes throughout.

The lower ground floor includes a ...

Property Info

Covered Area	436
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Guest WC

Location

**Location:** Protaras  
**Coordinates:** 35.004568633907 / 34.060944339191

Plot / Area Info

Plot area	779
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	20428
Property type	House
Condition	Brand New
Bathrooms	3

## Price: €1 350 000 + VAT

VAT for this property is **€191,477** or **€256,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 096.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 350 000 on Aug 30, 2025



























