

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

Luxury villa for sale in the picturesque area of Protaras, Famagusta. This villa is the perfect choice for those who appreciate spaciousness, elegance and privacy. It is a spacious house with 5 bedrooms and 5 bathrooms, a staff room, a spacious 84 m2 outdoor veranda and a roof garden. There is an indoor swimming pool in the basement of the villa. The covered parking will ensure the safety of the car, and the "Vanishing Edge" type pool with mosaic tiles will become a real decoration of the site. The 1,064 m2 plot offers plenty of space for relaxation, entertainment and creating your own landscaping. The complex is a 7-minute walk from Fig Tree Bay and at the same time isolated f...

| Property Info     |                    | Plot / Area Info                                   |                     | Additional info  |                           |
|-------------------|--------------------|--|---------------------|------------------|---------------------------|
| Covered Area      | <b>722</b>         |  |                     | Reference Number | <b>176989</b>             |
| Furnishing        | <b>Unfurnished</b> |  |                     | Property type    | <b>House</b>              |
| Energy Efficiency | <b>A</b>           | Parking  | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Air Conditioning  | <b>No</b>          |  |                     | Bathrooms        | <b>5+</b>                 |
| Amenities         |                    | Location   |                     |                  |                           |
|                   |                    | <b>Location:</b> Protaras Region: <b>Famagusta</b> |                     |                  |                           |

## Price: €2 250 000 + VAT

VAT for this property is **€362,057** or **€427,500**. 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<br>Price per SQM | <b>None</b><br><b>€3 116.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€2 250 000 on Sep 17, 2025



