

## 6+ Bedroom House for Sale in Protaras, Famagusta District

Are you dreaming of a home right on the beach, with the turquoise Mediterranean waves within metres of your bedroom creating a picture perfect view? Are you a lover of modern architecture and top of the range technologies? Are you fussy about quality and energy of your space? Then, perhaps, you should book a viewing of this seafront villa in Protaras, a popular Cyprus resort location.

It is located in a boutique villa complex on the first line with panoramic sea views. On the lower level there are 3 en-suite bedrooms, the service/laundry room and the plant room. On the ground floor you will find an open plan kitchen, dining and living area with panoramic sliding doors leading onto...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>375</b>			Reference Number	<b>5340</b>
Covered Veranda	<b>46</b>			Property type	<b>House</b>
Furnishing	<b>Furnished</b>	Plot area	<b>467</b>	Condition	<b>Brand New</b>
Heating	<b>Autonomous Heating, Yes</b>	Pool	<b>Yes</b>	Construction Year	<b>2020</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>5+</b>

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Protaras
	Region: <b>Famagusta</b> Coordinates: <b>35.043383 / 34.032571</b>

## Price: €5 320 000 + VAT

VAT for this property is **€712,880** or **€1,010,800**. 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>€14 187.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€5 320 000 on Oct 8, 2025













