

## 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...

| Property Info    |                                | Plot / Area Info |            | Additional info   |                  |
|------------------|--------------------------------|------------------|------------|-------------------|------------------|
| Covered Area     | <b>462</b>                     |                  |            | Reference Number  | <b>5341</b>      |
| Covered Veranda  | <b>45</b>                      | Plot area        | <b>479</b> | Property type     | <b>House</b>     |
| Furnishing       | <b>Furnished</b>               | Pool             | <b>Yes</b> | Condition         | <b>Brand New</b> |
| Heating          | <b>Autonomous Heating, Yes</b> |                  |            | Construction Year | <b>2019</b>      |
| Air Conditioning | <b>All rooms, Yes</b>          |                  |            | Bathrooms         | <b>5+</b>        |

| Amenities | Location                  |
|-----------|---------------------------|
|           | <b>Location:</b> Protaras |
|           | Region: <b>Famagusta</b>  |

## Price: €6 380 000 + VAT

VAT for this property is **€922,200** or **€1,212,200**. 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>€13 810.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€6 380 000 on Oct 8, 2025













