

## 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

Covered Area	<b>462</b>
Covered Veranda	<b>45</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>479</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>5341</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2019</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.043383 / 34.032571**

## 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

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## Price change history

€6 380 000 on Oct 8, 2025

























