

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	462
Covered Veranda	45
Furnishing	Furnished
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	479
Pool	Yes

Additional info

Reference Number	5341
Property type	House
Condition	Brand New
Construction Year	2019
Bathrooms	5+

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€13 810.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€6 380 000 on Oct 8, 2025













