

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

Nestled in the serene area of Ayia Triada in Protaras, this elegant seafront villa offers a true oasis of tranquility and privacy. Providing an escape from the hustle and bustle of daily life, it serves as a peaceful haven while still being conveniently close to all necessary amenities. Situated on a spacious plot, this two-story residence boasts generous covered areas with uninterrupted views of the sea and a private swimming pool. The property comprises 5 bedrooms and 5 bathrooms, some of which are ensuite. On the ground floor, an open-plan living room and modern fully equipped kitchen seamlessly extend to the expansive terrace, complete with a summer kitchen and a pool, ideal for...



### Property Info

Covered Area	<b>284</b>
Covered Veranda	<b>17</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>572</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>8848</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2012</b>
Bathrooms	<b>5+</b>

### Amenities

- Parking

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.046344 / 34.029452**

## Price: €1 550 000 + VAT

VAT for this property is **€179,887** or **€294,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 458.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 550 000 on Oct 8, 2025





















