

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...



Plot / Area Info

Additional info

Covered Area	284
Covered Veranda	17
Furnishing	Furnished
Air Conditioning	All rooms, Yes

Plot area	572
Pool	Yes
Parking	Uncovered, Yes

Reference Number	8848
Property type	House
Condition	Brand New
Construction Year	2012
Bathrooms	5+

Amenities

Location

- Parking

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 458.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 550 000 on Oct 8, 2025











