

This stunning 5-bedroom luxury villa is part of a modern complex in the prime location of Protaras, just steps away from the sandy beach. Offering an idyllic setting for both permanent living and holiday rentals, it is conveniently close to the center of Protaras, where all amenities such as shops, bars, restaurants, and supermarkets are within walking distance. Located in a gated project, the villa ensures safety, privacy, and tranquility for its residents.

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>228</b>                     |
| Furnishing       | <b>Furnished</b>               |
| Heating          | <b>Autonomous Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

|      |     |
|------|-----|
| Pool | Yes |
|------|-----|

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>9246</b>      |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2012</b>      |
| Bathrooms         | <b>5+</b>        |

## Location

**Location:** Protaras      Region: **Famagusta**

Coordinates: **35.002818 / 34.061848**

## Price: €1 100 000 + VAT

VAT for this property is **€107,684** or **€209,000**. 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>~€40 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 825.00/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

€1 100 000 on Oct 8, 2025



























