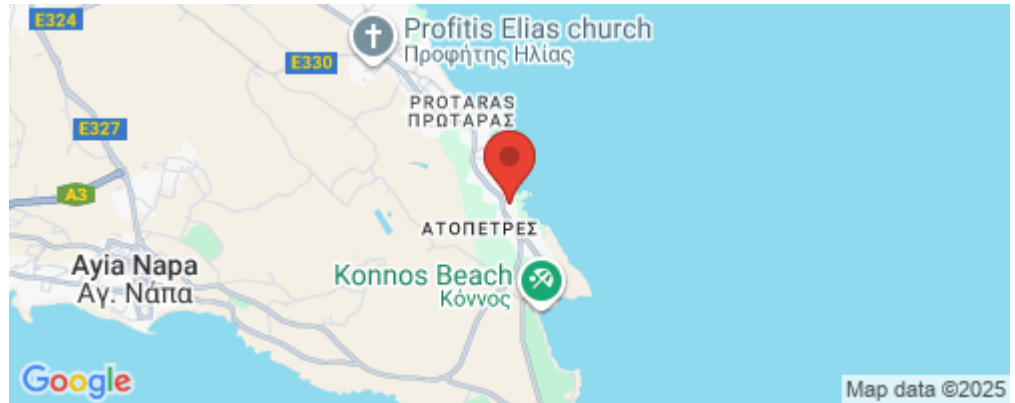


6+ Bedroom House for Sale in Protaras, Famagusta District

Welcome to an exceptional opportunity in the prestigious Protaras area—just 200 meters from one of the region's most beautiful beaches. This luxurious 7-bedroom villa offers upscale coastal living, blending timeless elegance with modern comfort in one of the most desirable locations on the island.

Set on a generous 370 sq. m plot with 267 sq. m of covered living space, the villa features striking contemporary architecture and a thoughtfully designed interior. Bright and spacious, it offers seven beautifully appointed bedrooms with ensuite bathrooms, expansive living and dining areas, and a sleek open-plan kitchen with high-end finishes and ample storage—perfect for both everyd...



Property Info

Covered Area	267
Uncovered Veranda	80
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	370
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	13510
Property type	House
Bathrooms	5+

Amenities

- Parking

Location

Location: Protaras Region: **Famagusta**
Coordinates: **34.998972 / 34.064389**

Price: €950 000 + VAT

VAT for this property is **€105,781** or **€180,500**. 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	~€34 600.00	Common expenses	None
		Price per SQM	€3 558.00/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

€950 000 on Oct 9, 2025







