

5 Bedroom House for Sale in Protaras, Famagusta District

This elegant five-bedroom villa offers refined Mediterranean living just a short walk from the sea. Designed for comfort, privacy, and effortless indoor-outdoor living, the home combines modern architecture with generous spaces, making it ideal for both family living and high-end holidays.



Large open-plan interiors flow seamlessly to the outdoor areas, where a private overflow swimming pool, landscaped garden, and expansive roof terrace create the perfect setting for relaxation and entertaining. The rooftop offers breathtaking 360° panoramic views over Protaras and the Famagusta skyline.

Key Features:

- Five spacious bedrooms with modern bathrooms
- Contem...

Property Info

Covered Area	186
Covered Veranda	6
Uncovered Veranda	44
Total Number of Floors	2

Plot / Area Info

Plot area **350**

Additional info

Reference Number	11576
Property type	House
Bathrooms	5+

Amenities

- Roof Garden

Location

Location: Protaras

Region: **Famagusta**

Coordinates: **35.02040223 / 34.04679182**

Price: €800 000 + VAT

VAT for this property is **€61,677** or **€152,000**. 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	Excluded	Title transfer fee	~€28 600.00	Common expenses	None
		Price per SQM	€4 301.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€800 000 on Feb 3, 2026





