

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

This brand new 3 bedroom villa with private Swimming Pool is suitable not only for a dreamy holiday home but it also projects a great rental return due to the great demand for short and long term rentals in the area. The property has a large plot of 494m indoor areas of 133m and 65m Roof Garden that offer panoramic sea views. This stunning villa which is attached to green areas has just returned back to market today and will go back off just as quickly due to the great interest in the project. FEATURES PRIVATE PARKING PRIVATE POOL GATED PROJECT READY TO MOVE IN HUGE PLOT SIZE HIGH RENTAL POTENTIAL ROOF GARDEN YEAR OF BUILT 2023

#### Property Info

Covered Area **133**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **494**

#### Additional info

Reference Number **VL27534**  
 Property type **House**  
 Condition **Brand New**

#### Amenities

- Balcony

#### Location

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

## Price: €475 000 + VAT

VAT for this property is **€23,750** or **€90,250**. 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>€3 571.00/m<sup>2</sup></b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€475 000 on Oct 30, 2023





