

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

This project comprises of eleven three bedroom residences of which each one has its own private swimming pool and garden which ensures the privacy of each and every one. Taking into account the surrounding area the exterior design of the residences was done in a way that highlights the natural environment with wood metal and stone dominating creating a modern yet timeless design. The same aesthetic is adopted in the exterior of the pool area where wood blends harmoniously with stone creating a setting of relaxation and tranquility. In the interiors of the residences of the Villas natural shades prevail with the design highlighting the contrasts of different materials which blend harmoniou...

### Property Info

Covered Area	<b>161</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area **237**

### Additional info

Reference Number	<b>VL20595</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

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

## Price: €435 000 + VAT

VAT for this property is **€25,911** or **€82,650**. 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>€2 702.00/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

€435 000 on Nov 3, 2023



