

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

This is a unique lifestyle of excitement and adventure in the center of Protaras. The development set a few hundred meters from Protaras beautiful coastline at superb location overlooking Protaras will consist of seventeen linked detached luxury villas with private pool and built to the highest standards. The design and layout of the villas is second to none. The project will have a communal green area and privacy walls that protect its residents and offer an exclusive lifestyle. Only a few minutes walk from the center and a short drive to all the amenities of the area. VAT is not included in the price

#### Property Info

Covered Area	<b>132</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>B</b>

#### Plot / Area Info

Plot area	<b>307</b>
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#### Additional info

Reference Number	<b>VL20447</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Balcony

#### Location

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

## Price: €615 000 + VAT

VAT for this property is **€30,750** or **€116,850**. 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>€4 659.00/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

€615 000 on Nov 3, 2023





