

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

This Luxury villa is located in Kapparis one of the most secluded areas of the greater Protaras. It is conveniently located just a short distance from the centre and the tourist resort whilst offers direct access to Blue Flag Awarded beaches. Consisting of 11 three and four bedroom beautiful villas with a minimalistic design offering a private swimming pool parking space and a spacious roof garden overlooking the magical Mediterranean sea Vila s outdoor space has been given as much priority as the interior offering a true sense of effortless living. FEATURES Private Parking Private pool Private roof garden Kids playground Energy Efficiency A

### Property Info

Covered Area	<b>132</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>282</b>
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### Additional info

Reference Number	<b>VL31062</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

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

## Price: €493 000 + VAT

VAT for this property is **€24,650** or **€93,670**. 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>€3 735.00/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

€493 000 on Dec 17, 2023





