

## 4 Bedroom House for Sale in Kapparis, Famagusta District

Reference ID: #SA33093Price details: €1,300,000 +VATProject comprises of 12 exquisite villas situated in the heart of the idyllic area of Protaras – Pernera. Each villa embodies elegance and luxury. The villas have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villas have a private swimming pool, roof terraces (optional) and beautiful gardens that gives you the experience of an everyday getaway right at home. Each villa offers a modern kitchen, smart living and dining areas which all have easy access to the private pool. First floor accommodates of 3 or 4 cosy bedrooms with ensuit bathroom in the master bedroom. To top ...



Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area	318			Reference Number	SA33093
Covered Veranda	45			Property type	House
	2	Plot area	425		
Total Number of Floors	2	Pool	Yes	Condition	<b>Brand New</b>
Furnishing	Unfurnished				
3	NI/A	Parking	Covered, Yes	Construction Year	2025
Energy Efficiency	N/A			Bathrooms	2
Air Conditionina	No			Datili oomis	_

## Amenities Location

• Storage room Region: Famagusta

Coordinates: **35.038227538017** / **34.024189051108** 



Price: €1 300 000 + VAT

VAT for this property is €161,151 or €247,000. 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	None		Nama
		Price per SOM	€4 088.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€1 300 000 on Dec 23, 2023

















