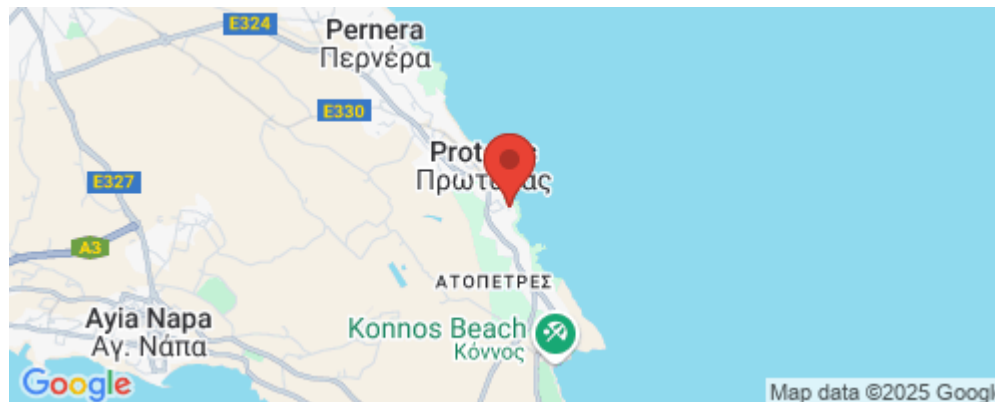


## 5 Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA33353 Price details: €1,750,000 Seafront beach property for sale in Protaras area. The villa enjoys views of the sea, all amenities restaurants, bars, shops are within a walkin distance. It is set on 2 floors – ground floor consists of open plan kitchen and living room, storage room, ground floor bedroom and bathroom. On the first floor there are four more bedrooms, all of them featuring private en-suite facilities, and two of them offer stunning sea views. Outside space features huge garden that takes you to the beach, veranda with pergola, built in BBQ, and uncovered parking space. Prime beachfront location. 500m from golden sandy beaches and unobstructed view to the Me...



### Property Info

Covered Area	<b>204</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>781</b>
Pool	<b>No</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA33353</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Balcony

### Location

**Location:** Protaras  
**Coordinates:** **35.005997147828 / 34.061955909554**

Region: **Famagusta**

## Price: €1 750 000 + VAT

VAT for this property is **€152,353** or **€332,500**. 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>~€66 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 578.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€2 200 000 on Jan 26, 2024  
 €1 750 000 on Sep 28, 2024





