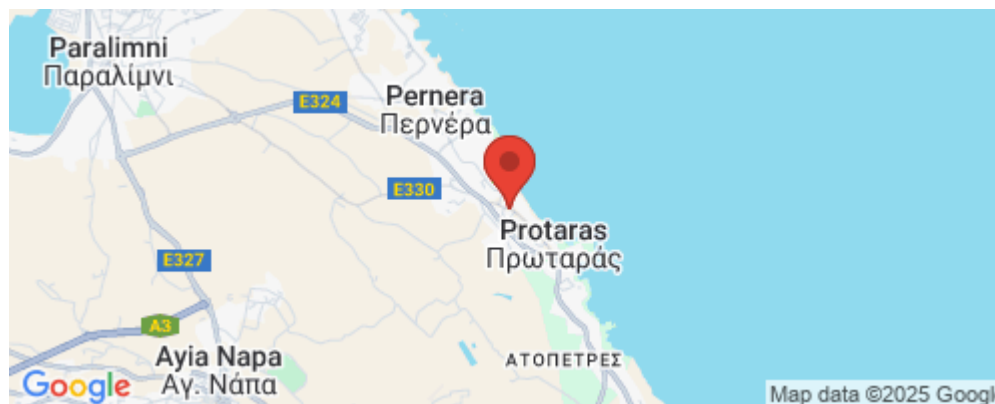


## epcc3682

Two Bedroom Detached Villa For Sale in Protaras – A well presented two bedroom detached villa located in the bustling town of Protaras, close to the National Park of Cape Greco and just a few minutes to the nearest beach. Outside there is off-road parking, an 10x4m tiled swimming pool with outdoor shower area, and established gardens finished with astro turf for low maintenance. Inside the living, kitchen and dining area are open plan with sliding doors leading outside to the rear veranda and pool. The kitchen is fully fitted with a plumbed in washing machine and dishwasher and has granite worktops. On the first floor there are two double bedrooms with fitted wardrobes and acces...



### Property Info

Covered Area

**95**

### Plot / Area Info

Plot area

**440**

Pool

**Yes**

### Additional info

Reference Number

**epcc3682**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**2**

### Amenities

#### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.016667 / 34.05**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>~€16 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 105.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€485 000 on Feb 18, 2024







