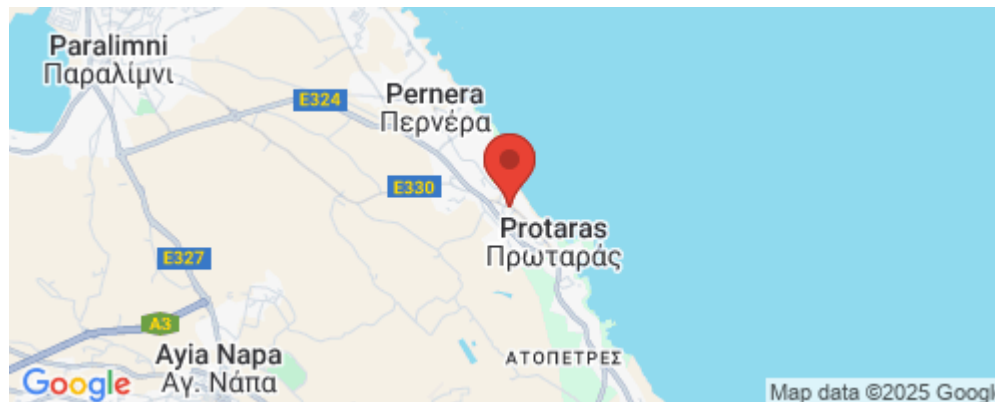


## 5 Bedroom House for Sale in Protaras, Famagusta District

Five Bedroom Luxury Villa with Basement Apartment and Roof Terrace with Excellent Sea Views For Sale in Protaras with Title Deeds Available. This amazing property has been designed to combine outdoor living whilst taking in the stunning views over the sparkling Mediterranean Sea. As you enter the villa through the front door, you are met with a spacious open plan lounge, dining area and modern, fully fitted kitchen with access to the rear part of the villa. Also from ground floor you will find a double bedroom and guest WC with shower. From the ground floor via an internal lift and staircase you have access to the basement accommodation which includes en-suite double bedroom, s...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**146**

Pool

**Yes**

Reference Number

**epcc3178**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**5+**

View

**Sea view**

### Amenities

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.016667 / 34.05**

## Price: €1 000 000 + VAT

VAT for this property is **€50,000** or **€190,000**. 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        | <b>Excluded</b>  | Title transfer fee | <b>~€36 600.00</b>             | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€6 849.00/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

- €1 300 000 on Apr 13, 2024
- €1 200 000 on Jun 4, 2024
- €1 100 000 on Oct 21, 2024
- €1 000 000 on Nov 28, 2024











