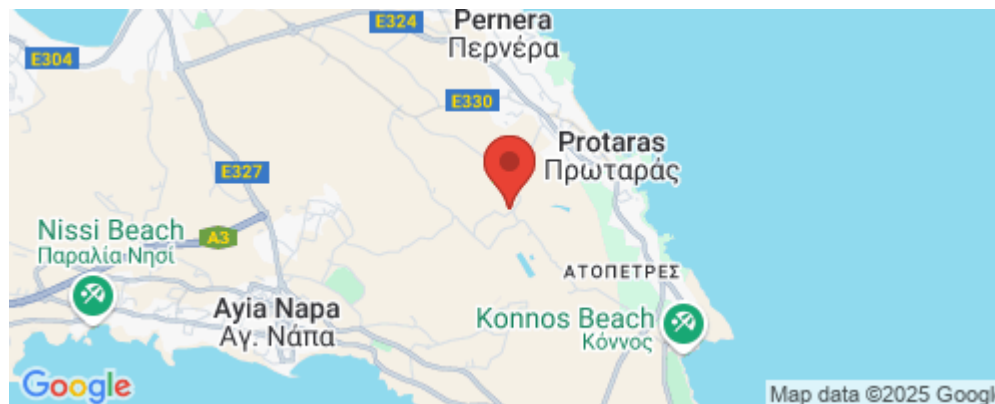


## 3 Bedroom House for Sale in Paralimni, Famagusta District

This Amazing Villa is located in the Pernera - Protaras area, just 5 minutes away from the shimmering beachfront, the forthcoming Protaras Marina, and all amenities. The property includes private swimming pools and a roof garden whereby residents can enjoy spacious interiors with uninterrupted sea view. This residence is ideal for either a holiday home or permanent residence while boasting generous living areas and views of the seaside below.



### Property Info

Covered Area **139.9**  
Energy Efficiency **N/A**

### Plot / Area Info

Plot area **369**  
Parking **Yes**

### Additional info

Reference Number **328886**  
Property type **House**  
Construction Year **2023**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Paralimni Region: **Famagusta**  
Coordinates: **35.00443717 / 34.04000051**

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>~€21 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 496.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€625 000 on May 1, 2024







