

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

The architecture is modern and designed in order for the villas to be ideal for short term rent that can yield an attractive annual net yield income. The villa is situated on at least 369 square meter plots and will enjoy 162 square meter of covered area across two stories with a private swimming pool.

#### FEATURES & AMENITIES

Double Glazed Windows

Electrical Appliances

Smart Home System provision

Security Alarm System provision

Fire Alarm System

Italian Kitchen Units

False Ceilings & Ambient Lighting

Electric Entrance Gate for Parking Area

Swimming Pool

Solar Water Heating

Recycled Water ...

#### Property Info

Covered Area **191**  
Air Conditioning **Yes**

#### Plot / Area Info

Plot area **369**  
Pool **Private, Yes**

#### Additional info

Reference Number **15963**  
Property type **House**  
Bathrooms **3**

- Air Conditioning

**Location**

**Location:** Protaras Region: **Famagusta**

**Price: €670 000 + VAT**

VAT for this property is **€53,635** or **€127,300**. 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>~€23 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 508.00/m<sup>2</sup></b>		

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€670 000 on May 22, 2024

