

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

A Superb Luxury detached villa with sea views just 50 meters away from one of the best beaches in Europe, the famous Fig Tree Bay and Sunrise beach!!!

Residences consists of 14 beautifully designed villas located in the most desirable holiday spot of Cyprus! The villa has the privilege of overlooking the deep blue of the Mediterranean Sea. In an exclusive location just steps away from the beautiful sandy beach of Fig Tree Bay and the tourist centre of Protaras.

A pleasant stroll of just 50 meters will take you to the main tourist centre of Protaras with all its amenities (shops, bars, restaurants, traditional taverns, coffee shops, boutiques etc.) offering all the requirements...

### Property Info

Covered Area	<b>236</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>513</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>30026</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

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

## Price: €2 400 000 + VAT

VAT for this property is **€242,441** or **€456,000**. 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>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 169.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 400 000 on May 22, 2024













