

## 4 Bedroom House for Sale in Cape Greko, Famagusta District

A remarkable 4 bedroom Villa in Cape Greco area, Protaras. This 2 level residence has one bedroom on the first floor, the master bedroom with its private veranda and 2 more bedrooms on the second floor. It is consisted of a 150sqm basement and a 30sqm winery basement! The living room and dining room are spacious/luxury and the location of the house including the energy efficient windows allow the sun in the house all the time during the day. In the entrance of the house there is one beautiful curvy staircase which unites the first and the second floor. All the internal design is modern and unique giving you all the amenities you need.

For the cold winter nights, this villa offer...

### Property Info

Covered Area	<b>225</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>811</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>31094</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Air Conditioning

### Location

**Location:** Cape Greko Region: **Famagusta**

## Price: €600 000 + VAT

VAT for this property is **€58,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€600 000 on May 23, 2024













