

## 2 Bedroom House for Sale in Kapparis, Famagusta District

The 2-bedroom house located in Kapparis area in the beautiful tourist resort Protaras. The house was built in 2010 in a complex of 27 houses. The house is the corner house which offers the panoramic view of the Mediterranean Sea. Moreover, the house a walking distance to the beach which is just 200 meters away from the famous Malama beach.

A 2-bedroom house with a communal family bathroom at the first floor and 2 balconies which offers sea view. There is a guest toilet, a luxury living room and a spacious kitchen on the ground floor. The house has a big private swimming pool and a parking space.

Protaras, the tourist area of Paralimni and is a very popular tourist resort for l...

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>96</b>        |
| Furnishing       | <b>Furnished</b> |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>230</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>27360</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>1</b>         |

### Amenities

- Air Conditioning

### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 333.00/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

€320 000 on May 23, 2024

