

4 Bedroom House for Sale in Protaras, Famagusta District

An exquisite project of 10 exclusive villas in the outskirts of Protaras, Cyprus offering amazing sea views. Nestled in close proximity to the renowned Fig Tree Bay and the vibrant Protaras tourist area.

Prime Location: Enjoy the convenience of living steps away from the pristine shores of Fig Tree Bay, with its golden sands and crystal-clear waters. The lively Protaras tourist area, offering an array of dining, shopping, and entertainment options, is also within easy reach.

Sophisticated Design: Each villa boasts contemporary architecture and meticulous craftsmanship. These homes are designed to seamlessly blend with the natural surroundings, using top-quality materials and sust...

| Property Info    |     | Plot / Area Info                     |              | Additional info   |           |
|------------------|-----|--------------------------------------|--------------|-------------------|-----------|
| Covered Area     | 150 | Plot area                            | 725          | Reference Number  | 47625     |
| Heating          | Yes | Pool                                 | Private, Yes | Property type     | House     |
| Air Conditioning | Yes |                                      |              | Condition         | Brand New |
|                  |     |                                      |              | Construction Year | 2024      |
|                  |     |                                      |              | Bathrooms         | 4         |
| Amenities        |     | Location                             |              |                   |           |
| • Garden         |     | Location: Protaras Region: Famagusta |              |                   |           |

## Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 333.00/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

€950 000 on May 24, 2024





