

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

This stunning 3-bedroom villa is situated in an ideal location within the Perneria Tourist area, offering easy access to a plethora of restaurants, bars, and shops located on the bustling Protaras street.

The villa is part of a picturesque complex that boasts awe-inspiring views and a tranquil atmosphere. The property features generously proportioned bedrooms, including a luxurious main bedroom with an exclusive en-suite bathroom.

The outdoor area boasts a well-sized swimming pool, complemented by lush, mature gardens that create a refreshing ambiance around the villa. The nearest beach is conveniently located within walking distance, making this villa an ideal home away ...

#### Property Info

Covered Area	<b>135</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>252</b>
Pool	<b>Private, Yes</b>

#### Additional info

Reference Number	<b>44163</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>2</b>

#### Amenities

- Garden

#### Location

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

## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 778.00/m<sup>2</sup></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

€375 000 on May 26, 2024













