

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

Indulge in a distinctive lifestyle of thrill and adventure in the vibrant core of Protaras with these attached-detached luxury villas. Positioned mere steps from the breathtaking coastline and commanding views of Protaras, this project presents seventeen villas, each boasting a private pool and crafted to impeccable standards. Revel in a communal green space and secluded partitions for a privileged lifestyle. Positioned minutes away from the town center and a brief drive to all conveniences, these villas provide both comfort and opulent living.

| Property Info |     | Plot / Area Info                     |              | Additional info  |       |
|---------------|-----|--------------------------------------|--------------|------------------|-------|
| Covered Area  | 132 | Parking                              | Covered, Yes | Reference Number | 94198 |
|               |     |                                      |              | Property type    | House |
|               |     |                                      |              | Bathrooms        | 3     |
| Amenities     |     | Location                             |              |                  |       |
| • Parking     |     | Location: Protaras Region: Famagusta |              |                  |       |

**Price: €604 000 + VAT**

VAT for this property is **€30,200** or **€114,760**. 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>~€20 760.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 576.00/m<sup>2</sup></b> |                 |             |

**Representative: La Maison Estates**

|                     |              |            |                       |
|---------------------|--------------|------------|-----------------------|
| Registration number | <b>770</b>   | Email      | <b>info@laison.cy</b> |
| License number      | <b>400/E</b> | Legal name | <b>N/A</b>            |
| Phone: +35722262970 |              |            |                       |

**Price change history**

€604 000 on Jun 13, 2024

