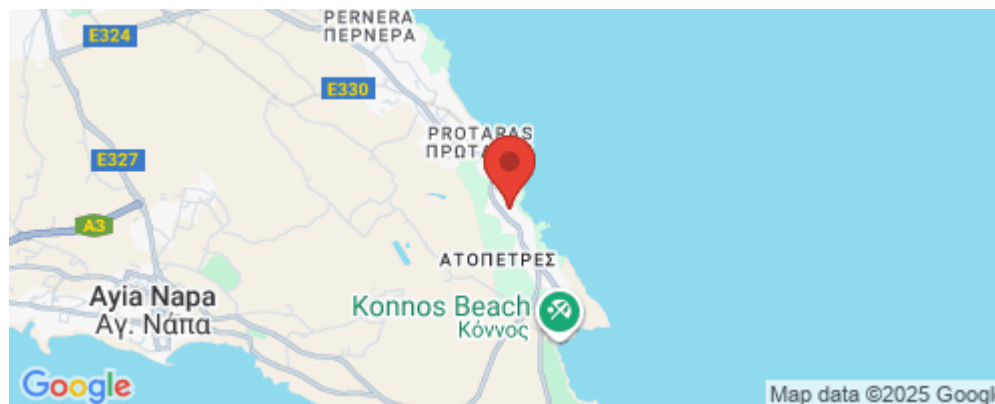


## 6+ Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA34943 Price details: €1,200,000 This Villa is Located in Protaras, between the famous Fig Tree Bay and Konnos Bay, nestled on its own private sandy beach this modern home makes the most of Cyprus' sunny climate comfortably catering for up to 11-12 guests. The residence comprises of 4 levels, with private gated access, video entry systems, underground garage with private entry, private gym & private internal lift providing access to all floors (except the roof terrace which is accessible via internal stairs), ground level access for pedestrians accessible only via secure gates, private beach access again via secure gate at the bottom of the garden / very good size poo...



### Property Info

Covered Area	<b>555</b>
Covered Veranda	<b>12</b>
Uncovered Veranda	<b>28</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>450</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA34943</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Protaras  
Coordinates: **35.002757613088 / 34.061481270668**

Region: **Famagusta**

## Price: €1 200 000 + VAT

VAT for this property is **€182,595** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 162.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€1 200 000 on Aug 27, 2024

