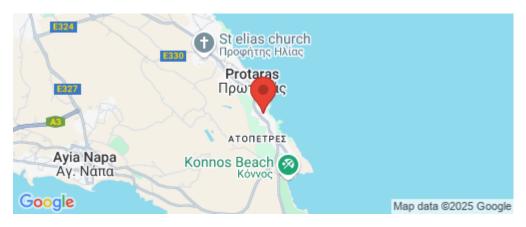


## 6+ Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA34943Price details: €1,200,000This 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          |                | Plot / Area Info |              | Additional info   |                  |
|------------------------|----------------|------------------|--------------|-------------------|------------------|
| Covered Area           | 555            |                  |              |                   |                  |
| Covered Veranda        | 12             |                  |              | Reference Number  | SA34943          |
| Uncovered Veranda      | 28             | Plot area        | 450          | Property type     | House            |
| Total Number of Floors | 2              | Pool             | Yes          | Condition         | <b>Pre-Owned</b> |
| Furnishing             | Unfurnished    | Parking          | Covered, Yes | Construction Year | 2013             |
| Energy Efficiency      | N/A            |                  |              | Bathrooms         | 5+               |
| Air Conditioning       | All rooms, Yes |                  |              |                   |                  |

## Amenities Location

• Storage room Region: Famagusta

Coordinates: **35.002757613088** / **34.061481270668** 



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        | Excluded  | Title transfer fee | ~€44 <b>600.00</b>       | 6               | None |
|------------|-----------|--------------------|--------------------------|-----------------|------|
| Title deed | Has Title | Price per SOM      | €2 162.00/m <sup>2</sup> | Common expenses | None |

## **Representative: Smart Assets**

| Registration number | 1109  | Email      | info@smartassets.com.cy |
|---------------------|-------|------------|-------------------------|
| License number      | 317/E | Legal name | N/A                     |

Phone: +35777000111

## **Price change history**

€1 200 000 on Aug 27, 2024







