

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

Reference ID: #SA34984 Price details: €540,000 +VAT  
Project is located in the popular resort town of Protaras, just minutes from some of Europe's most revered beaches. This exclusive gated community is named for the enduring olive tree, a venerated staple from antiquity to the present day. With almost miraculous regenerative properties, the picturesque olive creates an environment of relaxation and renewal. Nestled in a vibrant tourist neighbourhood, easy walking distance from some of the area's finest beaches with others only a short drive away. Premiere international restaurants, nightly entertainment, shopping, and traditional cafes and markets are all within easy reach while hospita... ✖

| Property Info          |                    | Plot / Area Info |                     | Additional info   |                           |
|------------------------|--------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>157</b>         |                  |                     | Reference Number  | <b>SA34984</b>            |
| Covered Veranda        | <b>20</b>          | Plot area        | <b>268</b>          | Property type     | <b>House</b>              |
| Total Number of Floors | <b>2</b>           | Pool             | <b>Yes</b>          | Condition         | <b>Under Construction</b> |
| Furnishing             | <b>Unfurnished</b> | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2026</b>               |
| Energy Efficiency      | <b>N/A</b>         |                  |                     | Bathrooms         | <b>3</b>                  |
| Air Conditioning       | <b>No</b>          |                  |                     |                   |                           |

| Amilities      | Location   | Region           |
|----------------|--|------------------|
| • Storage room | <b>Location:</b> Protaras<br>Coordinates: <b>35.025126552171 / 34.037389976684</b> | <b>Famagusta</b> |

## Price: €540 000 + VAT

VAT for this property is **€30,371** or **€102,600**. 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<br>Price per SQM | <b>None</b><br><b>€3 439.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35777000111</b> |              |            |                                |

## Price change history

€540 000 on Aug 30, 2024

