

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

A modern villa in the Pernera area of Protaras, just 350 meters from the beach.

The villa consists of 3 bedrooms (including 1 master bedroom), 2 full baths plus 3 W.C.s, open kitchen, living, and dining area.

Key Features

High-quality finishing materials

Private pool

Internal area: 170 sq.m

Covered verandas: 20 sq.m

Private parking

Storage room

Furniture and Appliances: Property is sold fully furnished with all fittings, kitchen electrical appliances, and air conditioning units included.

VAT: The property is not subject to VAT even though it is new, making it potentially more financially appealing.

### Property Info

Covered Area	<b>190</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>350</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>54118</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

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

## Price: €380 000 + VAT

VAT for this property is **€30,200** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 000.00/m²</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

€365 000 on Sep 27, 2024  
 €390 000 on Sep 28, 2024  
 €380 000 on Oct 17, 2024







