

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	190
Furnishing	Furnished
Heating	Yes
Air Conditioning	Yes

Plot / Area Info

Plot area	350
Pool	Private, Yes

Additional info

Reference Number	54118
Property type	House
Condition	Pre-Owned
Construction Year	2023
Bathrooms	2

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	Excluded	Title transfer fee	~€11 800.00	Common expenses	None
		Price per SQM	€2 000.00/m²		

Representative: 1st Class Homes

Registration number

690

Email

info@1stclass-homes.com

License number

367/E

Legal name

KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD

Phone: **+35725310243, +35770000889**

Price change history

€365 000 on Sep 27, 2024

€390 000 on Sep 28, 2024

€380 000 on Oct 17, 2024





