

## 3 Bedroom House for Sale in Famagusta District

Villa In Famagusta, Pernera region, located in an exclusive development in the northern Protaras, the villa provides an easy access to shops, restaurants, entertainment and to the beach.

Property which consists of 3 bedrooms , a private pool surrounded by a walled garden with a patio for sunning and dining.

The internal area provides an area of about 136m2, the total covered areas are about 157m2 and the plot size is 240m2. There is a large open-plan living area with a modern designer kitchen, a spacious dining area, and a living area looking out to the pool and garden.

Upstairs you can find 3 large bedrooms, one with an en suite bathroom and two with a shared bathroom...

### Property Info

Covered Area	<b>136</b>
Covered Veranda	<b>21</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
Parking	<b>Yes</b>

### Additional info

Reference Number	<b>MES-HOUSE-FAMAGUSTA-01-24</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Region: **Famagusta**

## Price: €570 000 + VAT

VAT for this property is **€28,500** or **€108,300**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 191.00/m²</b>		

## Representative: Meshiti Real Estate

Registration number	<b>904</b>	Email	<b>meshiti@meshiti.com</b>
License number	<b>450/E</b>	Legal name	<b>Meshiti Real Estate Agency</b>
Phone: +35797663377			

## Price change history

€570 000 on Oct 8, 2024

