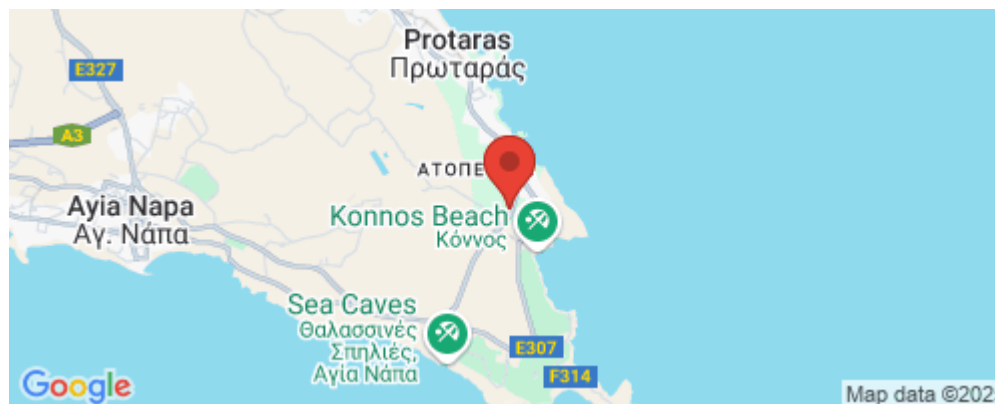


## 6+ Bedroom House for Sale in Cape Greko, Famagusta District

This stunning, newly-renovated and modernised 6 bedroom villa is situated in an elevated position on the outskirts of Protaras and is surrounded by breathtaking sea views.



With its luxurious, state-of-the-art interior and expansive and private garden and pool area, this villa is the ideal choice for those seeking a luxurious, peaceful, and unforgettable living experience.

Downstairs, the villa has a spacious living, dining, and kitchen area with patio doors that offer stunning sea views from every angle. The furniture and décor is contemporary and stylish with plenty of seating in the living and dining area. The modern kitchen is fully equipped with all appliances and uten...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>280</b>                  |
| Furnishing       | <b>Furnished</b>            |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>1300</b>           |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>474</b>       |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

### Amenities

### Location



• Guest WC

**Location:** Cape Greko

Region: **Famagusta**

Coordinates: **34.989992 / 34.065159**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €2 200 000 + VAT

VAT for this property is **€253,000** or **€418,000**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€84 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 857.00/m²</b> |                 |             |

## Representative: Sweet Home Estates

|  |              |            |                           |
|--|--------------|------------|---------------------------|
| Registration number                                    | <b>504</b>   | Email      | <b>sales@sweethome.cy</b> |
| License number   | <b>165/E</b> | Legal name | <b>N/A</b>                |
| Phone: <b>+35723744131, +35777772027, +35799729494</b> |              |            |                           |

## Price change history

€2 200 000 on Sep 9, 2023

