

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

This magnificent sea front property is located in the heart of Protaras area. The villa enjoys breathtaking views of the sea with one of the best beaches on the island (Fig tree bay) literally on your doorstep. All amenities restaurants, bars, shops are with walking distance but at the same time the property provides the necessary privacy people should expect when owning a beachfront property of this kind. With fabulous open plan living spaces, tasteful decoration, clean lines and bright and sunny rooms this property ticks all the right boxes. Due to its fantastic location this property would make a great investment opportunity for someone looking to buy their dream home in the sun, with h...



### Property Info

Covered Area **200**  
Furnishing **Furnished**

### Plot / Area Info

Plot area **800**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **534**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **5+**  
View **Sea view**

### Amenities

- Garden

### Location

**Location:** Protaras Region: **Famagusta**  
Coordinates: **35.006088 / 34.06186**

## Price: €1 700 000 + VAT

VAT for this property is **€144,500** or **€323,000**. 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>~€64 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 500.00/m<sup>2</sup></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, +3577772027, +35799729494</b> |              |            |                           |

## Price change history

€1 925 000 on Sep 9, 2023  
 €1 700 000 on May 29, 2024





