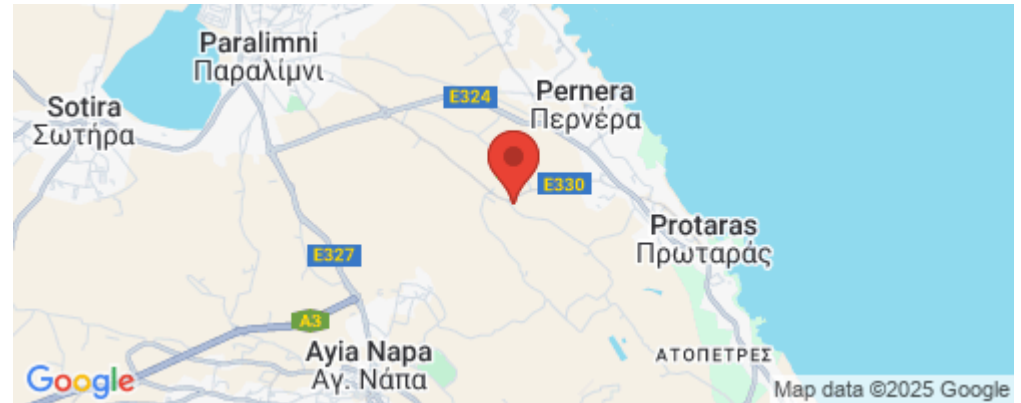


The house has a covered area of 900 square meters and sits in a expansive 5500 square meter plot. It was built in 2007. Overlooking the sea and just 2 minutes drive away from one of the best beaches in Cyprus, the house consists of 3 levels. The basement features a wine storage room and a store room with space for a sauna. The ground floor features a large kitchen, dining room, lounge with open fire place, one en-suite bedroom, an office, a guest WC and a garage .On the top floor there are 3 bedrooms sharing a family bathroom and 2 bedroom with en-suite facility. Outside the villa there is a beautiful garden with pond, swimming pool and tennis court.



Property Info		Plot / Area Info		Additional info	
				Reference Number	593
Covered Area	900	Plot area	5500	Property type	House
Furnishing	Furnished	Pool	Yes	Condition	Pre-Owned
		Parking	Covered, Yes	Bathrooms	4
				View	Sea view
Amenities		Location			
• Garden		Location: Protaras		Region: Famagusta	
		Coordinates: 35.01682925 / 34.02511982			

Price: €2 800 000 + VAT

VAT for this property is **€466,667** or **€532,000**. 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	Excluded	Title transfer fee	~€108 600.00	Common expenses	None
		Price per SQM	€3 111.00/m²		

Representative: Sweet Home Estates

Registration number	504	Email	sales@sweethome.cy
License number	165/E	Legal name	N/A
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Price change history

€3 100 000 on Sep 9, 2023

€2 800 000 on Feb 4, 2025





