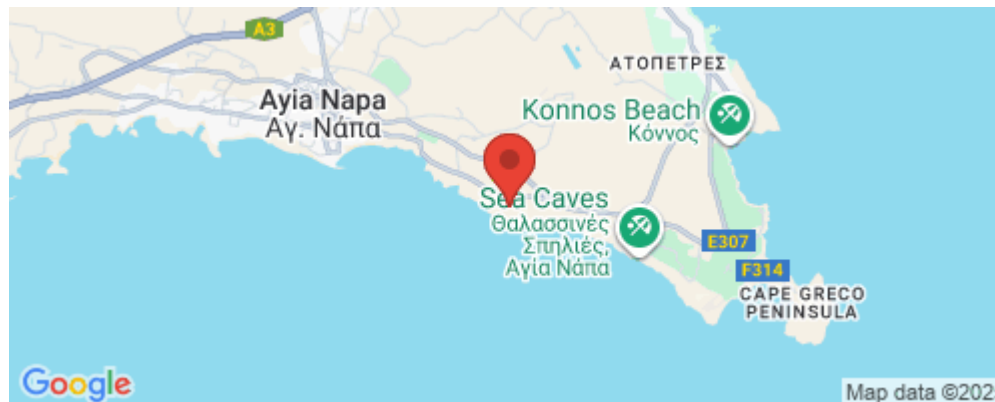


## 3 Bedroom House for Sale in Protaras, Famagusta District

A stunning three bedroom modern design villa ideally located in a peaceful development within few minutes away from cosmopolitan Ayia Napa and Protaras. This beautiful recently built contemporary villa boasts three bedrooms suites. The interior areas open smoothly and continuously to the exteriors to create the ideal indoor-outdoor lifestyle environment with plenty of natural light coming throughout. Outside there is a beautiful 16 X 9 swimming pool, landscaped garden, and BBQ area ideal to enjoy sunshine and welcoming your friends and family. A spacious roof terrace with Jacuzzi overlooking the blue of the Mediterranean sea and to enjoy the lovely sunsets.



### Property Info

Covered Area	<b>262</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>1028</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>1247</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- BBQ zone

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **34.975397 / 34.032169**

## Price: €2 500 000 + VAT

VAT for this property is **€274,618** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 542.00/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

€2 500 000 on Sep 10, 2023





















