

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

This beautiful 3 bedroom fully-furnished villa is situated at the end of a large cul-de-sac in the centre of Protaras, a short walk to the main Protaras strip and all the beaches and amenities. As you enter the villa, there is a large, open-plan living room, kitchen and dining area. Upstairs, you will find the three bedrooms as well as the main family bathroom. The main attraction of this villa is the very spacious garden with a private pool. The villa is fully furnished and has title deeds. The ideal option for those looking to invest in a holiday home with great rental potential or those looking for permanent residency ✖

#### Property Info

Covered Area **125**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **580**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **1903**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Protaras Region: **Famagusta**  
 Coordinates: **35.012082 / 34.050793**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 200.00/m<sup>2</sup></b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
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## Price change history

€600 000 on Sep 10, 2023

€650 000 on Sep 26, 2024







