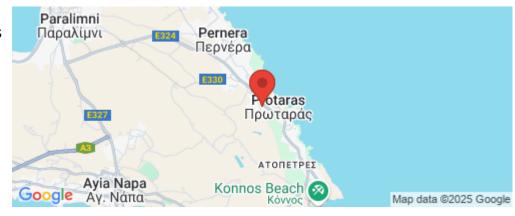


## 3 Bedroom House for Sale in Protaras, Famagusta District

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		Plot / Area Info	
Covered Area	125	Plot area	580
Furnishing	Furnished	Pool	Yes
Air Conditioning	All rooms, 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 Excluded

Title transfer fee ~€22 600.00

Price per SQM €5 200.00/m²

Common expenses None

## **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**

€600 000 on Sep 10, 2023 €650 000 on Sep 26, 2024















