

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

Stunning 4-bedroom villa with roof garden located in a prime location in cosmopolitan Protaras within few feet away from amenities and beautiful sandy beaches of Protaras. X

This amazing villa with plenty of natural light throughout ideal for people searching for a carefree vacation under the sun and stars features open plan kitchen, living/dining area that leads directly onto the outside pool terrace. Two bedrooms with built in wardrobes sharing one good size of a shower room completes the ground floor area. First floor, 2-spacious bedrooms with built in wardrobes each enjoys a shower room. Villa benefits from its private roof terrace with amazing sea views.

An ideal home for...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>120</b>	Plot area	<b>225</b>	Reference Number	<b>2277</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>3</b>
				View	<b>Sea view</b>

<b>Amenities</b>	<b>Location</b>	
• Guest WC	<b>Location:</b> Protaras Coordinates: <b>35.019927398602 / 34.046970164001</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>None</b> <b>€5 417.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<a href="mailto:sales@sweethome.cy">sales@sweethome.cy</a>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723744131, +35777772027, +35799729494</b>			

## Price change history

€560 000 on Sep 10, 2023

€579 000 on Apr 3, 2024

€650 000 on Apr 16, 2024









