



## 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.



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...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>120</b>                  |
| Furnishing       | <b>Furnished</b>            |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>225</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2277</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Guest WC

### Location

**Location:** Protaras  
 Coordinates: **35.019927398602 / 34.046970164001**

Region: **Famagusta**



## 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 417.00/m<sup>2</sup></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, +3577772027, +35799729494</b> |              |            |                           |

## Price change history

€560 000 on Sep 10, 2023

€579 000 on Apr 3, 2024

€650 000 on Apr 16, 2024









