

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

For sale 2 bedroom villa in Protaras with sea view. This luxury villa with an area of 120 m2 is located on a plot of 430 m2 and was built in 2019. The villa is fully furnished, with air conditioning in every room. The house has two spacious bedrooms and two bathrooms. On the territory there is a large swimming pool, garden, storage room and parking. The villa is located just 5 minutes walk from the beach, surrounded by all necessary amenities.

### Property Info

Covered Area **135**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **124882**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

**Location**  
**Location:** Protaras Region: **Famagusta**

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 481.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€470 000 on Jan 24, 2025

