

### 3 Bedroom House for Sale in Cape Greko, Famagusta District

This breathtaking, recently renovated villa is located just steps away from a picturesque beach where you can swim with turtles. It is perfect for both permanent living and holiday retreats, offering unmatched comfort and flexibility. The villa spans a total area of 210 m<sup>2</sup> on a plot of 190 m<sup>2</sup>. It features a cozy living room, a modern kitchen, and an additional space on the ground floor that can be used as a garage, bedroom, or utility room. There are three bathrooms, including a guest toilet, as well as a private garden and a veranda offering stunning sea views. The property also includes a separate walk-in wardrobe, providing ample storage space and adding a touch of luxury. The house wa...

#### Property Info

Covered Area **210**  
 Furnishing **Furnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **125081**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Cape Greko Region: **Famagusta**

## Price: €535 000 + VAT

VAT for this property is **€48,150** or **€101,650**. 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>~€18 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 548.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€575 000 on Jan 27, 2025  
 €610 000 on Feb 4, 2025  
 €535 000 on May 21, 2025

