

## 1 Bedroom Apartment for Sale in Protaras, Famagusta District

1 bedroom apartment for sale in Protaras. A gated complex with a swimming pool is located on the seashore. Open plan living room with sofa bed, kitchen with direct access to the balcony, bedroom and bathroom with shower. The apartment is equipped with furniture and everything necessary for a comfortable stay. There is outdoor parking and a one square meter storage room in the basement. Title available.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>55</b>             |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>121263</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### 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>€8 545.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€470 000 on Feb 4, 2025

