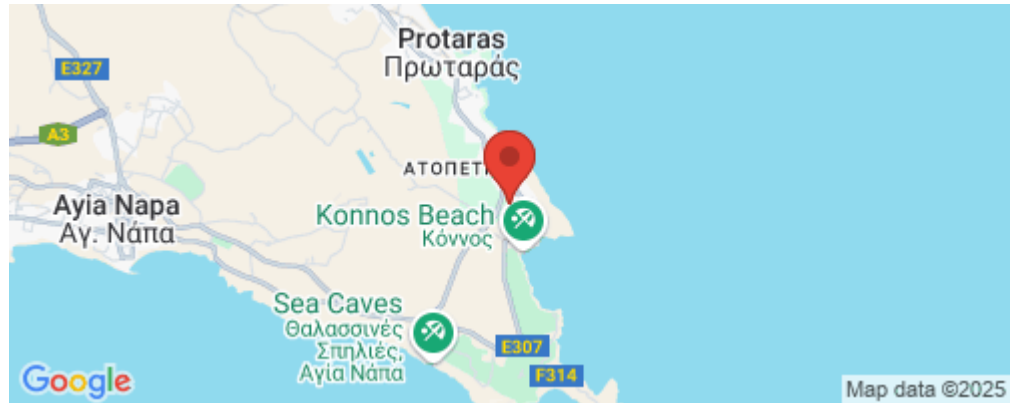


Coastal, 3-bedroom Semi-detached house for sale in Protaras, Famagusta. It is located in eastern Ayia Napa center, along the beachfront coastline of the sculpture park. Wake with the rhythmic sounds and sweet fragrance of the Mediterranean waves, to a vista stretching from the dramatic Cape Greco cliffs to the vibrant Ayia Napa harbor. Close to amenities such as shops, cafes, restaurants and recreational activities, turning each visit into a fun and unforgettable memory. Only a 15-minute drive to Paralimni with its trendy boutiques, friendly taverns and abundance of other amenities.



| Property Info |     | Plot / Area Info |              | Additional info  |           |
|---------------|-----|------------------|--------------|------------------|-----------|
|               |     |                  |              | Reference Number | 50573     |
|               |     |                  |              | Property type    | House     |
| Covered Area  | 132 | Parking          | Covered, Yes | Condition        | Pre-Owned |
|               |     |                  |              | Bathrooms        | 2         |
|               |     |                  |              | View             | Sea view  |

## Location

- Guest WC

**Location:** Protaras

Coordinates: **34.990547** / **34.067469**Region: **Famagusta**

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>~€12 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 955.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€390 000 on Feb 22, 2025



