

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

- 5 bedrooms
- 3 W/C
- Internal Area 107m<sup>2</sup>
- Plot Area 190m<sup>2</sup>
- Covered Verandas 15m<sup>2</sup>
- Private Parking
- A/C
- Private Swimming Pool
- Cinema room
- Roof Garden
- Partially Furnished
- Sea View



### Ground Floor:

An expansive open-plan living, dining, and kitchen area, ideal for hosting guests.

Brand-new kitchen appliances.

A guest toilet for added convenience.

### First Floor:

3 beautifully designed bedrooms: two with double beds and one charming children's room.

A full bathroom with a modern walk-in shower.

### Basement Retreat:

1 bedroom with a spacious walk...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>107</b>	Plot area	<b>190</b>	Reference Number	<b>11393</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>3</b>
				View	<b>Sea view</b>

**Amenities**

- Garden

**Location****Location:** ProtarasRegion: **Famagusta**Coordinates: **34.988643233074 / 34.071760981035**

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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 Price per SQM	<b>~€20 200.00</b> <b>€5 514.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€620 000 on Apr 10, 2025

€590 000 on Oct 9, 2025



