

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

Fantastic Sea View, 2 Bedroom Villa with Pool for sale in Protaras area, Famagusta. Located in a quiet area it's just minutes from the beach and the vibrant town of Protaras. Protaras area became an idyllic holiday resort largely due to the many beautiful golden sandy beaches and crystal clear waters in its vicinity. The area also has many hotels, restaurants, bars, shops, schools and hospitals making it ideal for holiday or residential purposes.

Villa for sale in Protaras area, Famagusta district. It is a two story house, furnished, with total internal covered area of 116 sqm. The ground floor consists of an open plan kitchen, living, dining area, a guest wc. The first floor con...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>116</b>	Plot area	<b>375</b>	Reference Number	<b>51327</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

### Amenities

- Guest WC

### 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 Price per SQM	<b>~€15 400.00</b> <b>€4 052.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€470 000 on Apr 16, 2025









