

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

This gorgeous 4 bedroom villa is situated on a popular complex located in Protaras Ayia Triada. With a large and maintained pool area private parking a spacious living area with kitchen to satisfy all cooking lovers four good size bedrooms and ample of bathroom space this villa offers comfort to all the guests. Facilities are just 500m away from the property providing kiosks restaurants shoppings bars groceries creperies and beaches. PRIVATE PARKING PRIVATE POOL GATED COMMUNITY EASY ACCESS TO THE BEACH MINUTES AWAY TO PROTARAS DOWNTOWN READY TO MOVE IN 132m2 COVERED AREAS 13m2 VERANDAS 262m2 PLOT SIZE YEAR BUILT 2017

### Property Info

Covered Area	<b>132</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Plot area **262**

### Additional info

Reference Number	<b>VL47012</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 409.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€450 000 on Apr 26, 2025

