

## 250m<sup>2</sup> House for Sale in Protaras, Famagusta District

Located on one of the highest points in the area, this lovely villa overlooks the surrounding area and the popular coastal resort of Protaras. The area is exclusive to beautiful mansions and a vast amount of land, since the permitted build density for the area is very low.

The villa offers expansive living spaces, ensuring a comfortable environment for a family or for hosting friends. There are four bedrooms on the ground floor, each featuring an en-suite bathroom. Additionally, two bedrooms are situated on the upper floor in the attic. The interior design is tastefully done, creating a harmonious blend of modern aesthetics and traditional charm. The large windows allow an abundan...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>250</b>	Plot area	<b>1716</b>	Reference Number	<b>13515</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>4</b>
				View	<b>Sea view</b>
Amenities		Location			
• Guest WC		<b>Location:</b> Protaras Region: <b>Famagusta</b>			

## Price: €1 400 000 + VAT

VAT for this property is **€148,400** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 600.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 400 000 on May 2, 2025























