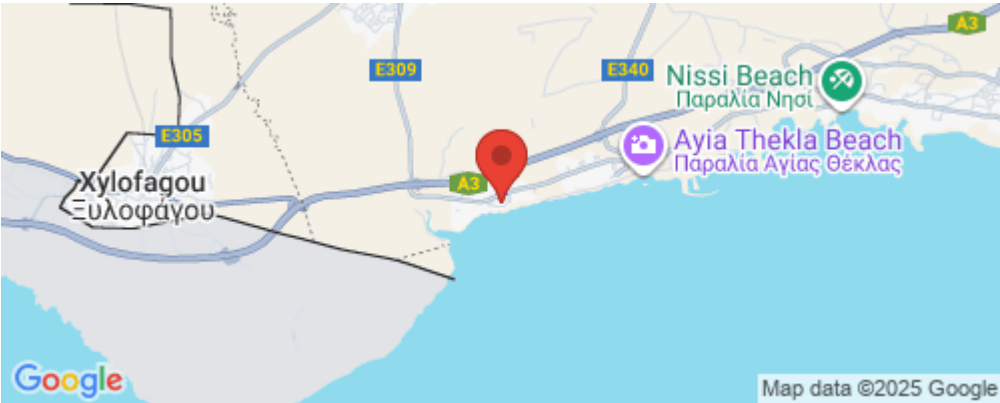


2 Bedroom House for Sale in Famagusta District

Superb 2 bedroom detached villa.



Cash buyers only, as purchase would be via an assignment agreement.

This immaculate property is set on a generous sized plot with room for a good size swimming pool to be put in if required. There is plenty of seating, uncovered on the decking at the rear along with the covered patio absolutely ideal for outside dining and entertaining.

Entering the property you are greeted by an open plan living area with a modern fully fitted kitchen complete with white goods and granite kitchen worktops to the rear, both areas lead out via patio doors to the front and rear garden.

The first floor features two good sized bedrooms, one w...

Property Info		Plot / Area Info		Additional info	
Covered Area	103	Plot area	424	Reference Number	13231
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Property type	House
				Condition	Pre-Owned
				Bathrooms	3

AmenitiesLocation



• Guest WC

Region: **Famagusta**

Coordinates: **34.975259352643 / 33.910295055551**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 670.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€275 000 on May 10, 2025





















