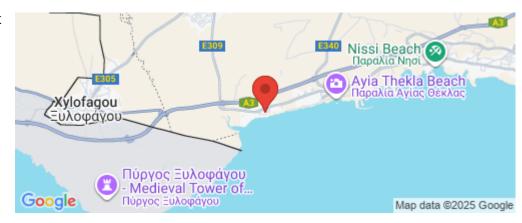


2 Bedroom House for Sale in Famagusta District

A charming two-bedroom villa set on a large corner plot, just one row back and only 100 meters from the sea.



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 with ...

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

Amenities Location

• Guest WC Region: **Famagusta**

Coordinates: **34.975259352643** / **33.910295055551**



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 Excluded

Title transfer fee ~€7 600.00

Price per SQM €2 670.00/m²

Common expenses None

Representative: Purple International Real Estate

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Phone: **+35723811058**

Price change history

€275 000 on May 10, 2025





















































