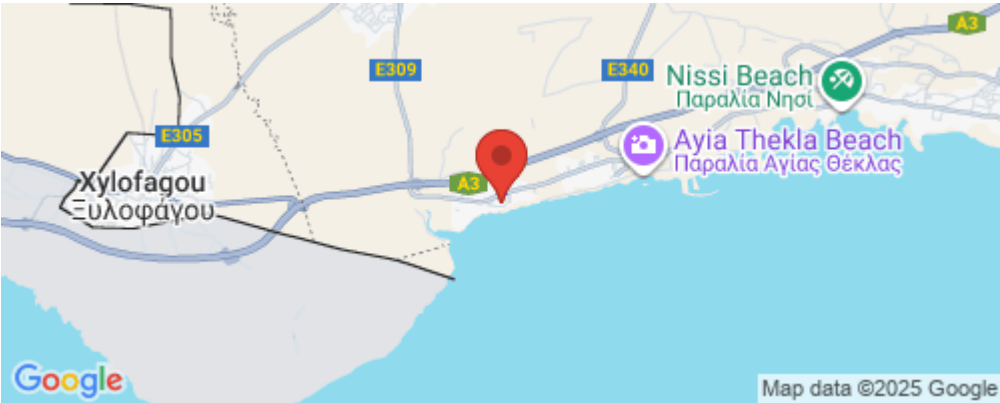


2 Bedroom House for Sale in Famagusta District

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

Covered Area **103**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **424**
Parking **Covered, Yes**

Additional info

Reference Number **13231**
Property type **House**
Condition **Pre-Owned**
Bathrooms **3**

Amenities

- Guest WC

Location

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	Common expenses	None
		Price per SQM	€2 670.00/m²		

Representative: Purple International Real Estate

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Price change history

€275 000 on May 10, 2025











