

## 2 Bedroom House for Sale in Famagusta District

Superb 2/4 bedroom detached villa with Title Deeds.

This impressive property is set on a generous sized plot a good size swimming pool. There is plenty of seating, ideal for outside dining and entertaining. Covered parking for at least 3 cars.

Entering the property you are greeted by an open plan living area with a new modern fully fitted kitchen complete with white goods and granite kitchen worktops to the rear.

A staircase from the living area leads into the spacious basement, which is currently being used as a bar and entertaining area. This space could be converted into two additional bedrooms and also features large window, providing ample sunlight and fresh air...

Property Info		Plot / Area Info		Additional info	
				Reference Number	12120
Covered Area	198	Plot area	400	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	2
				View	Sea view

**Amenities** Location

• Guest WC Region: **Famagusta** 



Price: €460 000 + VAT

VAT for this property is €38,612 or €87,400. 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	~ <b>€15 000.00</b>	Common expenses	Nama
Title deed	Has Title	Price per SOM	€2 323.00/m <sup>2</sup>		None

## **Representative: Purple International Real Estate**

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## **Price change history**

€460 000 on May 28, 2025





















































