

## 6+ Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA31159 Price details: €2,900,000 With an enviable position overlooking the pretty seaside of Protaras, could just be the perfect home in this beautiful and unspoilt area of Protaras. This Modern Mansion perched on the hillside offers modern living setting, bringing together the latest technology with all the comforts of home. The cleverly designed living space wraps around the mansion, so guests can enjoy the spectacular views whatever the weather. It offers guests flexibility and a choice of six bedrooms including, which five are en suite. The modern kitchen/breakfast-room is a great space to cook up a feast and with doors opening onto the raised deck this is the place to di... X

| Property Info          |                       | Plot / Area Info |                     | Additional info   |                  |
|------------------------|-----------------------|------------------|---------------------|-------------------|------------------|
| Covered Area           | <b>777</b>            |                  |                     |                   |                  |
| Covered Veranda        | <b>N/A</b>            |                  |                     | Reference Number  | <b>SA31159</b>   |
| Uncovered Veranda      | <b>N/A</b>            | Plot area        | <b>2189</b>         | Property type     | <b>House</b>     |
| Total Number of Floors | <b>4</b>              | Pool             | <b>Yes</b>          | Condition         | <b>Brand New</b> |
| Furnishing             | <b>Furnished</b>      | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2023</b>      |
| Energy Efficiency      | <b>N/A</b>            |                  |                     | Bathrooms         | <b>5+</b>        |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                   |                  |

| Amenities      | Location                  |                          |
|----------------|---------------------------|--------------------------|
| • Storage room | <b>Location:</b> Protaras | Region: <b>Famagusta</b> |

Coordinates: **35.020296737084 / 34.034915653946**

## Price: €2 900 000 + VAT

VAT for this property is **€472,622** or **€551,000**. 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<br>Price per SQM | <b>None</b><br><b>€3 732.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€2 900 000 on Oct 19, 2023





