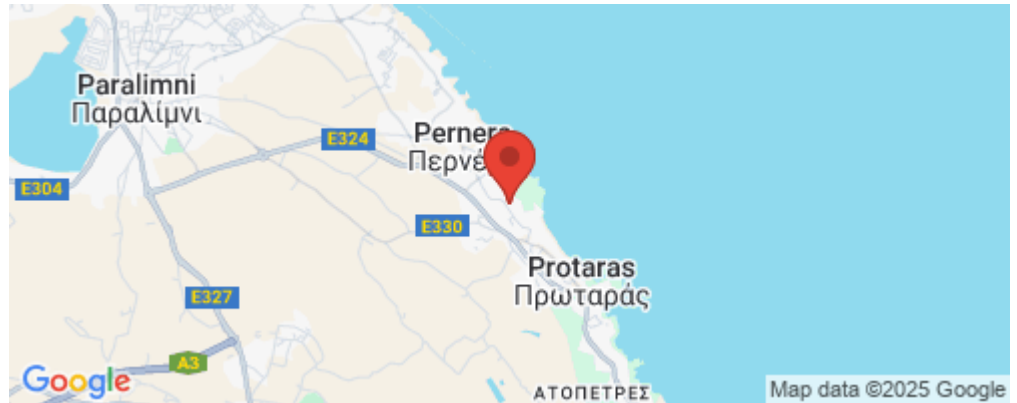


### 3 Bedroom House for Sale in Protaras, Famagusta District

Reference ID: #SA32545 Price details: €591,000 +VAT Project offers a unique lifestyle of excitement and adventure in the center of Protaras. The development, set a few hundred meters from Protaras beautiful coastline at superb location overlooking Protaras, will consist of seventeen linked-detached luxury villas with private pool and built to the highest standards. The design and layout of the villas is second to none. The project will have a communal green area and privacy walls that protect the residents and offer an exclusive lifestyle. Only a few minutes walk from the center and a short drive to all the amenities of the area. Available for sale four 3-bedroom villas. Covered area: 132 sq....



#### Property Info

Covered Area	<b>162</b>
Covered Veranda	<b>30</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>262</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA32545</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Protaras  
**Coordinates:** **35.022615038856 / 34.045243418206**

Region: **Famagusta**

## Price: €591 000 + VAT

VAT for this property is **€35,679** or **€112,290**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 648.00/m<sup>2</sup></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

€593 400 on Oct 20, 2023  
 €592 000 on Dec 23, 2023  
 €593 000 on Jan 18, 2024  
 €594 000 on Feb 14, 2024  
 €591 000 on Sep 21, 2024





