



## Famagusta

**Price £157,000**

The Sea House Residence is situated on the sea front in Famagusta's Gulseren district.

This spacious apartment is located on the 3rd floor on the front line and benefits from full uninterrupted sea views. Consisting of 3 large bedrooms one with en-suite, 1 family bathroom and large open plan living room and kitchen, central heating & air-conditioning throughout. A large balcony is accessible from the kitchen and living room where you can take in the amazing views.

The development of 4 blocks benefits from a large communal pool and is walking distance to all amenities.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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