

## 4 Bedroom Apartment for Sale in Protaras, Famagusta District

Reference ID: #SA35363  
Price details: €2,250,000 +VAT  
Nestled in the heart of Protaras, adjacent to the pristine Cape Greco conservation area,  project is a haven of residential bliss. Perched on one of the most privileged beaches, it boasts crystal-clear turquoise vistas and direct access to the soft sands. The celebrated blue flag Nissia Beach, renowned for its translucent and immaculate Mediterranean waters, lies at the development's forefront, offering a serene aquatic tableau. Project is an enclave of 25 exclusive units, crafting a distinctive living experience. It features an array of 5-bedroom villas and 2, 3, and 4-bedroom beachfront apartments, each epitomizing high aesthetic ...

### Property Info      Plot / Area Info

Covered Area **179**

Floor Number **3**

### Additional info

Reference Number	<b>SA35363</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

### Amenities      Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **34.999339833264 / 34.066158690198**

## Price: €2 250 000 + VAT

VAT for this property is **€163,534** or **€427,500**. 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>€12 570.00/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

€2 250 000 on Oct 24, 2024



