

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

- 2 bedrooms
- 3 W/C
- Internal Area 100m<sup>2</sup>
- Covered verandas 23m<sup>2</sup>
- Roof Garden 43m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Underfloor Heating
- Gym
- Sea View
- Energy Efficiency "A"



### Property Info

Covered Area	<b>100</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9478</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.0120718 / 34.0562252**

## Price: €1 450 000 + VAT

VAT for this property is **€72,500** or **€275,500**. 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>€14 500.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€1 350 000 on Jan 10, 2025  
€1 450 000 on Aug 30, 2025











