

2 Bedroom Apartment for Sale in Protaras, Famagusta District

- 2 bedrooms
- 3 W/C
- Internal Area 100m²
- Covered verandas 23m²
- Roof Garden 43m²
- Covered Parking
- Communal Swimming Pool
- Underfloor Heating
- Gym
- Sea View
- Energy Efficiency "A"



Property Info

Plot / Area Info

Additional info

Covered Area **100**
 Heating **Underfloor Heating, Yes**
 Air Conditioning **All rooms, Yes**

Pool **Yes**
 Parking **Covered, Yes**

Reference Number **9478**
 Property type **Apartment**
 Condition **Brand New**
 Bathrooms **3**
 View **Sea view**

Amenities

Location

- Gym

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€14 500.00/m²		

Representative: Kadis Estates

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

Price change history

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

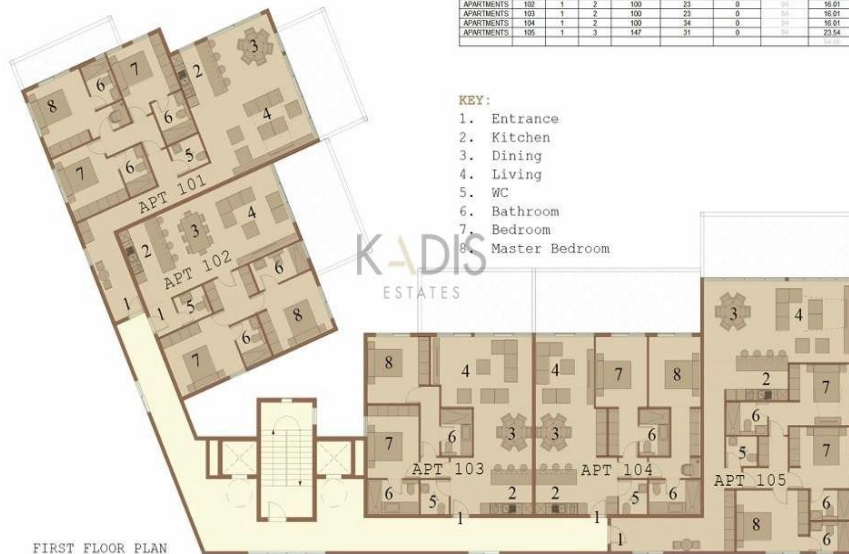




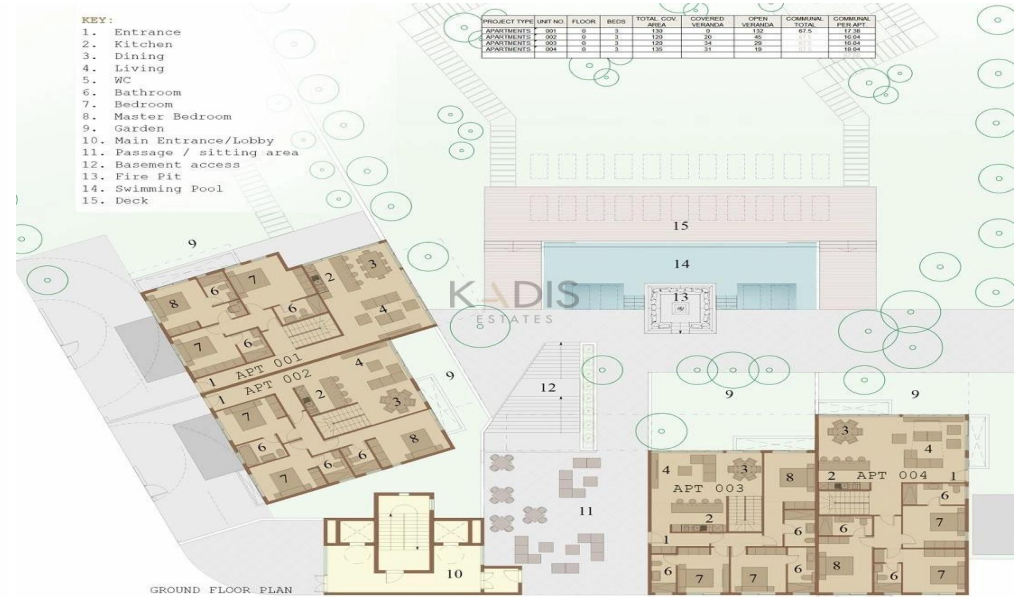


BASEMENT PLAN

PROJECT TYPE	UNIT NO	FLOOR	BEDS	TOTAL COV AREA	COVERED VERANDA	OPEN VERANDA	COMMUNAL TOTAL	COMMUNAL PER APT
APARTMENTS	181	1	3	149	38	9	94	22.42
APARTMENTS	182	1	2	100	23	0	31	16.01
APARTMENTS	193	1	2	100	23	0	31	16.01
APARTMENTS	194	1	2	100	34	0	31	16.01
APARTMENTS	195	1	3	147	31	9	32	23.54



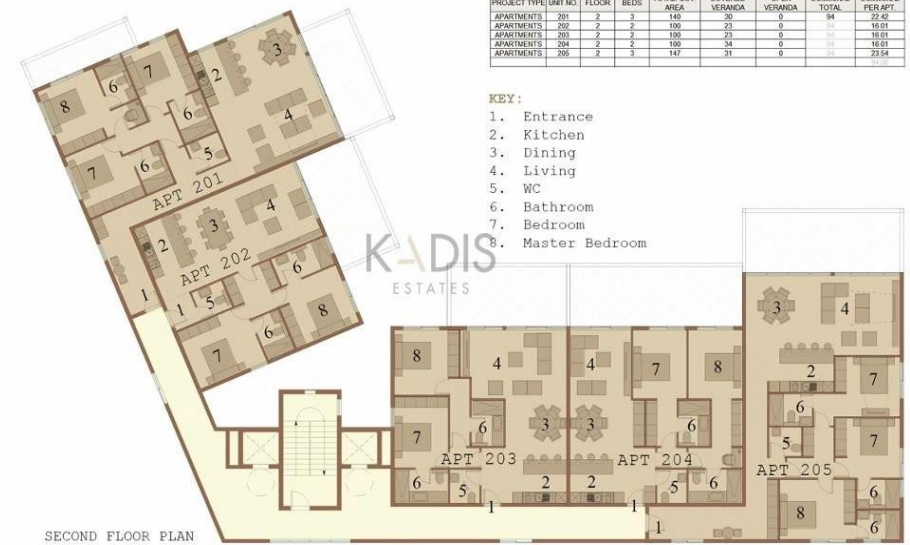
FIRST FLOOR PLAN



GROUND FLOOR PLAN

PROJECT TYPE	UNIT NO	FLOOR	BEDS	TOTAL COV AREA	COVERED VERANDA	OPEN VERANDA	COMMUNAL TOTAL	COMMUNAL PER APT
APARTMENTS	201	0	3	138	0	132	31.5	12.35
APARTMENTS	202	0	2	100	0	23	31	16.01
APARTMENTS	204	0	3	138	31	16	31	16.01

PROJECT TYPE	UNIT NO	FLOOR	BEDS	TOTAL COV AREA	COVERED VERANDA	OPEN VERANDA	COMMUNAL TOTAL	COMMUNAL PER APT
APARTMENTS	201	2	3	148	31	0	94	23.42
APARTMENTS	202	2	2	100	23	0	31	16.01
APARTMENTS	203	2	2	100	23	0	31	16.01
APARTMENTS	204	2	2	100	34	0	31	16.01
APARTMENTS	205	2	3	147	31	0	31	23.54



SECOND FLOOR PLAN

