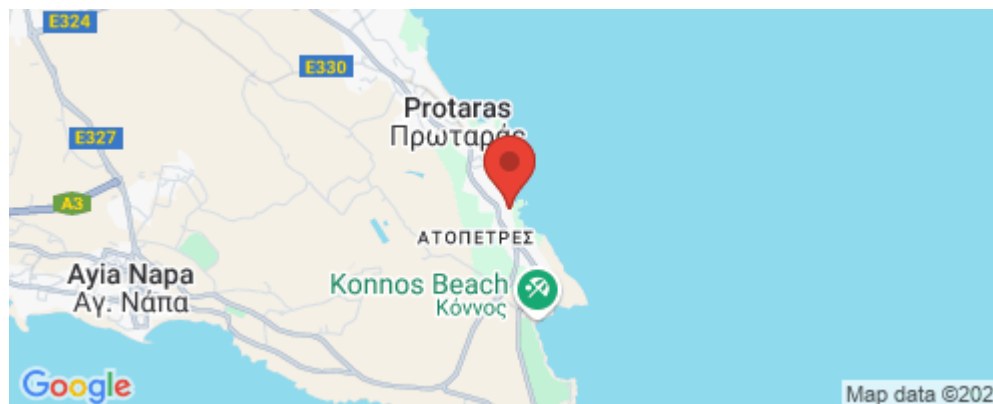


## 3 Bedroom Apartment for Sale in Protaras, Famagusta District

Seaside Elegance and Serenity



Set in the serene coastal town of Protaras, this exceptional residential project offers a harmonious blend of modern architecture and natural beauty. Located mere steps from a pristine private beach, these luxurious villas are designed to provide a tranquil lifestyle with stunning sea views and ultimate privacy.

### Features & Amenities

- Exclusive beachfront living
- Energy Efficiency Grade A for sustainable comfort
- Modern, open-plan interiors designed with high-end finishes
- Private swimming pools and lush gardens
- Spacious verandas for seamless indoor-outdoor living
- ...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>140</b> |
| Covered Veranda   | <b>30</b>  |
| Floor Number      | <b>2</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **234110**  
Property type **Apartment**

- Elevator

**Location**

**Location:** Protaras

Region: **Famagusta**

Coordinates: **34.9994936 / 34.0650519**

## 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>~€54 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 357.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 400 000 on Jan 15, 2025  
 €1 450 000 on Mar 17, 2025













