

## 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

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### 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**

### Amenities

- 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

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## Price change history

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













