

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

Seaside Elegance and Serenity X

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	Plot / Area Info	Additional info	
Covered Area	<b>140</b>		
Covered Veranda	<b>30</b>	Parking	<b>Yes</b>
Floor Number	<b>2</b>		Reference Number
Energy Efficiency	<b>A</b>		Property type
			<b>234110</b>
			<b>Apartment</b>

Amilities	Location	Region
• Elevator	<b>Location:</b> Protaras Coordinates: <b>34.9994936 / 34.0650519</b>	<b>Famagusta</b>

## 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 Price per SQM	<b>~€54 600.00</b> <b>€10 357.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€1 400 000 on Jan 15, 2025

€1 450 000 on Mar 17, 2025







