

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

3 Bedroom Apartment 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
- Rooftop terraces off...

#### Property Info

Covered Area	<b>120</b>
Covered Veranda	<b>28</b>
Uncovered Veranda	<b>39</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **234113**  
 Property type **Apartment**

#### Amenities

- Parking

#### Location

**Location:** Protaras Region: **Famagusta**  
 Coordinates: **34.9994936 / 34.0650519**

## Price: €2 450 000 + VAT

VAT for this property is **€122,500** or **€465,500**. 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>~€94 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€20 417.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€1 650 000 on Jan 15, 2025  
 €2 450 000 on Apr 27, 2026







