


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

4 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>150</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>70</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **234117**  
Property type **Apartment**

### Amenities

- Parking

### Location

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

## Price: €2 350 000 + VAT

VAT for this property is **€117,500** or **€446,500**. 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>~€90 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€15 667.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 250 000 on Jan 15, 2025  
 €2 350 000 on Apr 27, 2026







