


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

Stunning, Beach Front, Two Bedroom Flat in Protaras area, Famagusta. The property is nested in the heart of Protaras, adjacent to the pristine Cape Greco conservation area. All amenities such as supermarkets, restaurants and award winning Blue flag beaches are 5-10 minutes away. 

Apartment for sale in Protaras area, Famagusta. The apartment is on the first floor and consists of an entrance hall, open plan kitchen, living & dining area, a guest wc, 2 bedrooms, both en suite and comfortable covered veranda. The property has also allocated covered parking and storage room. It is worth mention that the residents have right of use to the complex's communal pool and gym.

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### Property Info

Covered Area **100**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51004**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Gym

### Location

**Location:** Protaras  
Coordinates: **34.999731889915 / 34.066043833398**

Region: **Famagusta**

## Price: €985 000 + VAT

VAT for this property is **€49,250** or **€187,150**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 850.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€985 000 on Mar 18, 2025





















