

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

Beach Front, 2 Bedroom Apartment with Common Pool in Protaras area, Famagusta. The property is nestled 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 second floor. It consists of an entrance hall, open plan kitchen, living & dining area, a guest wc, 2 bedrooms, both en suite and covered veranda with amazing views. 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 a...

### 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 **51007**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Gym

### Location

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

Region: **Famagusta**

## Price: €1 080 000 + VAT

VAT for this property is **€54,000** or **€205,200**. 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>€10 800.00/m<sup>2</sup></b>		

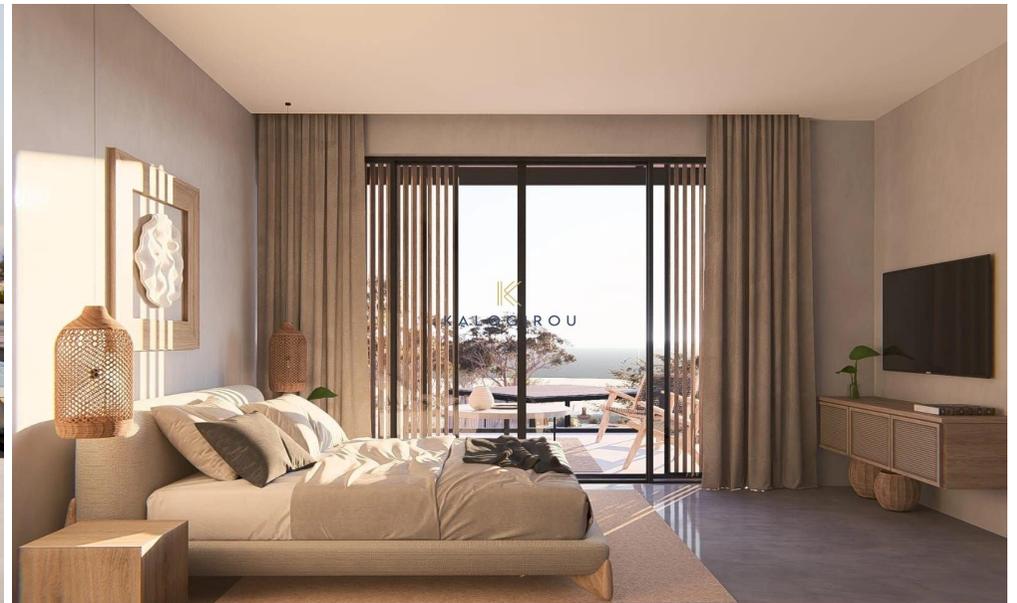
## Representative: Kalogirou Real Estate

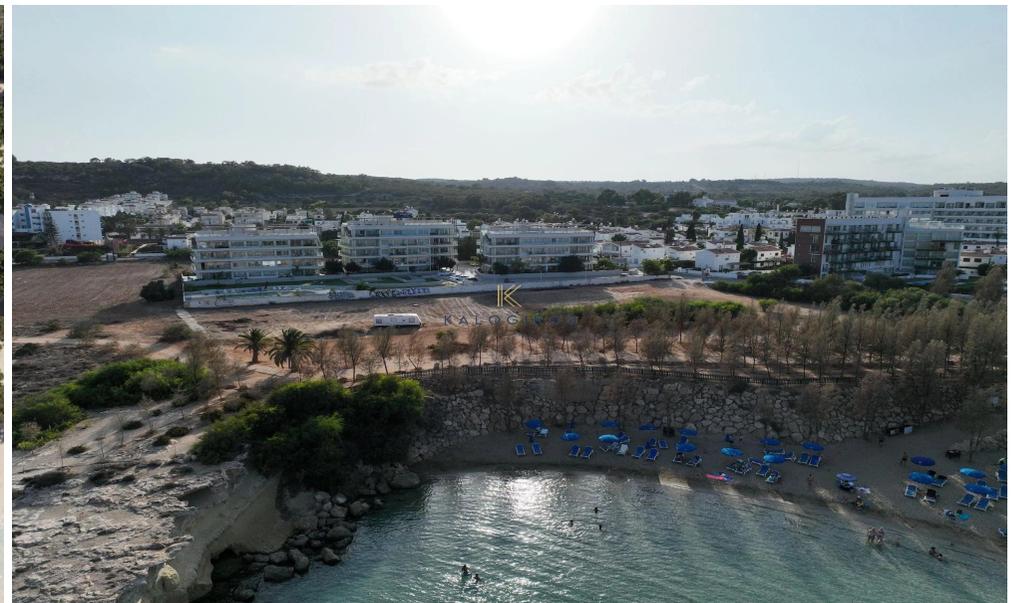
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€1 025 000 on Mar 18, 2025

€1 080 000 on Feb 14, 2026











APARTMENT BLOCK | SECOND FLOOR

UNIT NO.	BEDS	TOTAL COV. AREA	COVERED VERANDAS	UNCOV.	COMM/NAL	POOL
A201	3	140	30	0	22	COMM/NAL
A202	3	100	25	0	16	COMM/NAL
A203	3	100	25	0	16	COMM/NAL
A204	3	100	29	0	16	COMM/NAL
A205	3	80	26.5	0	13	COMM/NAL

