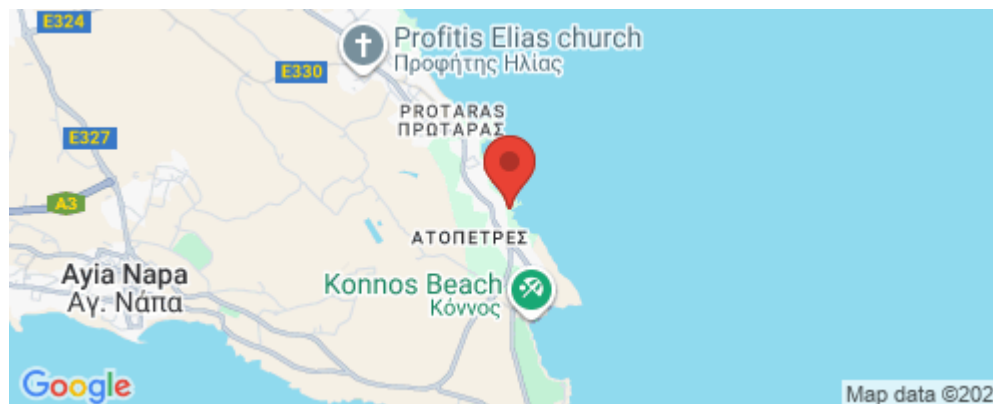


## 3 Bedroom Apartment for Sale in Protaras, Famagusta District

Top Floor, 3 Bedroom Flat by the Sea for sale 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.



The property for sale is a beach front apartment, situated on the third floor. It consists of an entrance hall, open plan kitchen, living & dining area, a guest wc, 3 en suite bedrooms and covered veranda with sea and pool view. Furthermore, the apartment has a spacious roof garden of 57 sqm. The residents have access to an allocated covered parking and storage room. It is worth mentioning that t...

### Property Info

Covered Area	<b>140</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>51011</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

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

Region: **Famagusta**

## Price: €1 950 000 + VAT

VAT for this property is **€97,500** or **€370,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 929.00/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: +35724003723			

## Price change history

€1 950 000 on Mar 18, 2025





















