


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

Top Floor, 2 Bedroom Flat with Terrace & 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. 

Beach front apartment for sale in Protaras, Famagusta district. The property offers sea and pool view. The apartment consists of an open plan kitchen, living & dining area, a guest wc, 2 bedrooms, both en suite, covered veranda and a lovely roof garden. Moreover, the property has also allocated covered parking and storage room. It is worth mentioning that the residents have right of us...

### 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 **51013**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Gym

### Location

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

Region: **Famagusta**

## Price: €1 450 000 + VAT

VAT for this property is **€72,500** or **€275,500**. 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>€14 500.00/m<sup>2</sup></b>		

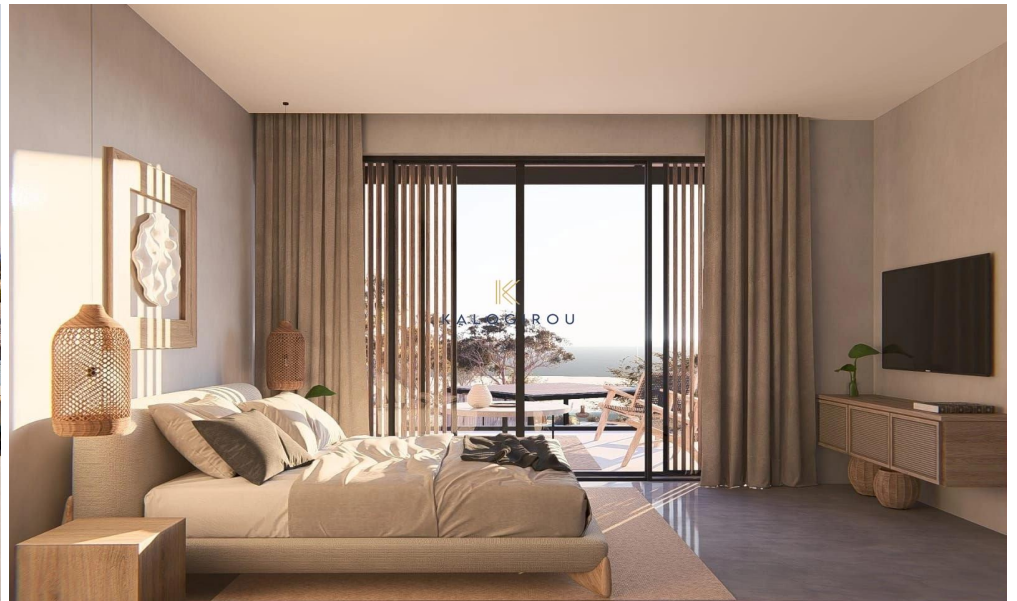
## Representative: Kalogirou Real Estate

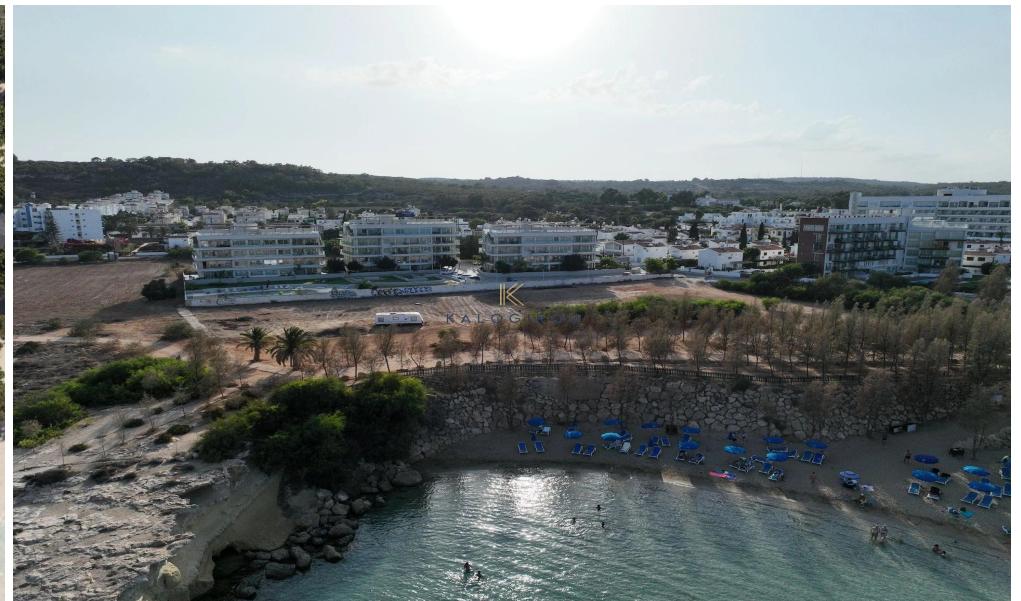
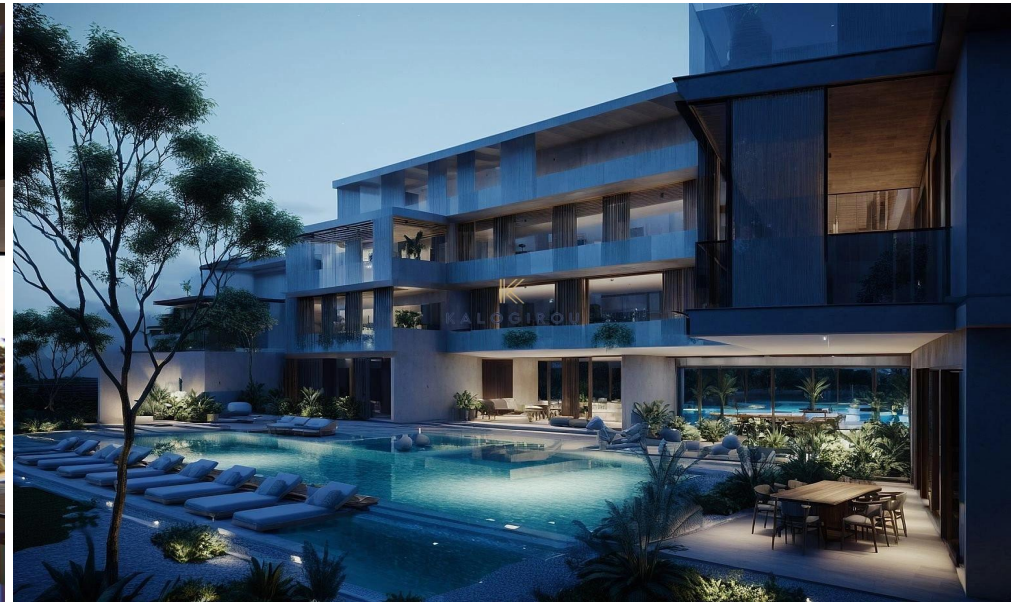
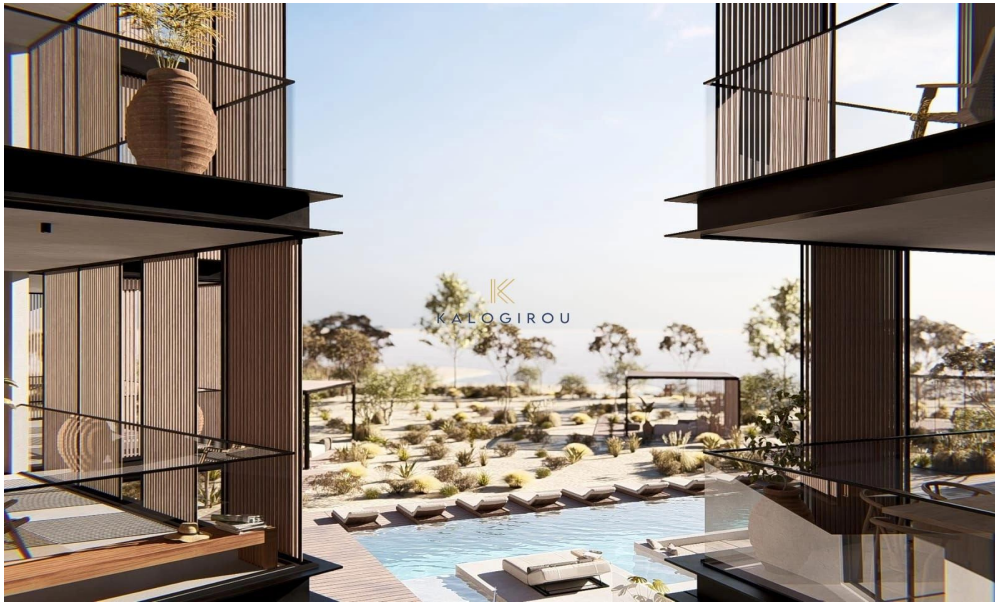
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€1 350 000 on Mar 19, 2025

€1 450 000 on Feb 14, 2026











APARTMENT BLOCK | THIRD FLOOR

UNIT NO.	BEDS	TOTAL COV AREA	COVERED VERANDAS	UNCOV.	ROOF GARDEN	COMMUNAL	POOL
A301	3	140	30	0	57	31	COMMUNAL
A302	3	100	25	0	43	22	COMMUNAL
A303	3	120	28	38	67	27	COMMUNAL
A304	4	150	22	43	73	34	COMMUNAL

