

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

Top Floor, Beach Front, 3- Bed Flat with Terrace & Private Pool 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 third floor. It consists of an entrance hall, open plan kitchen, living & dining area, a guest wc, 3 bedrooms, all of them en suite covered & uncovered veranda and large roof terrace with private pool. The property has also allocated covered parking and storage room. It is worth mentioning that the r...

### Property Info

Covered Area **133**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **51014**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Gym

### Location

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

## Price: €2 450 000 + VAT

VAT for this property is **€122,500** or **€465,500**. 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>€18 421.00/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

€1 650 000 on Mar 19, 2025

€2 450 000 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

