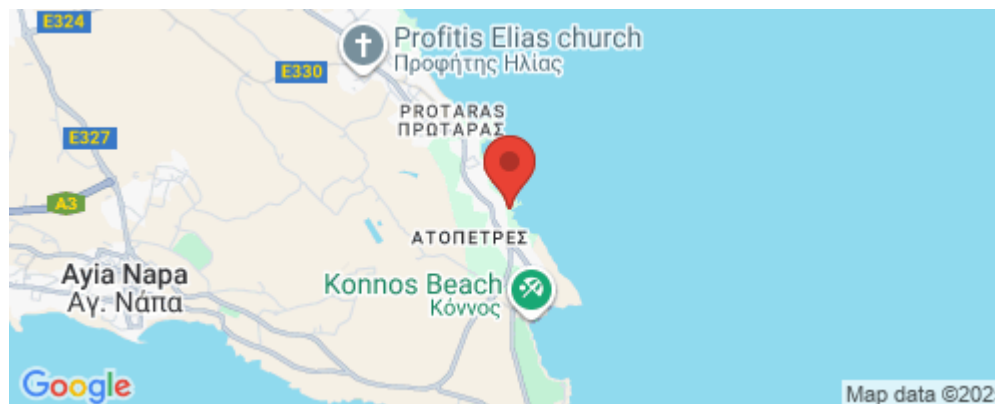


## 4 Bedroom Apartment for Sale in Protaras, Famagusta District

Airy, Beach Front, 3 Bedroom Flat with Terrace 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.



Top Floor Apartment for sale in Protaras area, Famagusta. The apartment is on the third floor, with comfortable living spaces and a breath-taking view to the sea and pool. It consists of an open plan kitchen, living & dining area, a guest wc, and 4 en suite bedrooms. In addition, the apartment has covered veranda, spacious uncovered veranda and large roof terrace. The property has also an alloca...

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>150</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>51015</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>4</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Gym

### Location

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

Region: **Famagusta**

## Price: €2 250 000 + VAT

VAT for this property is **€112,500** or **€427,500**. 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>€15 000.00/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

€2 250 000 on Mar 19, 2025





















