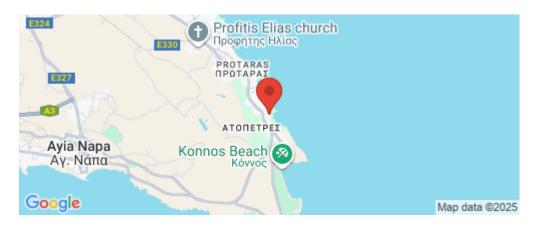


## 3 Bedroom Apartment for Sale in Protaras, Famagusta District

For sale off plan, this modern ground floor apartment offers 123 m2 of internal living space and is set within a gated complex in Protaras. With three comfortable bedrooms, this property is designed for both relaxation and practicality, perfect for families or as a holiday retreat.



Enjoy open-plan living with high-quality finishes throughout. Large windows fill the rooms with natural light and offer beautiful sea views. Step outside and take advantage of direct access to the seafront. The complex includes a communal swimming pool and on-site gym for your wellness and leisure.

Protaras is known for its crystal-clear waters, golden sandy beaches, and lively atmosphere. The are...

<b>Property Info</b>		Plot / Area In	fo	Additional info	
Covered Area	123		252 Yes	Reference Number	17724
		Plot area Pool		Property type	Apartment
				Condition	<b>Brand New</b>
				Bathrooms	2
				View	Sea view

Amenities	Location		
a C) (m)	Location: Protaras	Region: Famagusta	
• Gym	Coordinates: <b>34.999479790401</b> / <b>34.065668509022</b>		



Price: €1 350 000 + VAT

VAT for this property is €67,500 or €256,500. 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 Excluded Title transfer fee None Common expenses None Price per SQM €10 976.00/m²

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€1 250 000 on May 2, 2025 €1 350 000 on Sep 9, 2025



