

## 1 Bedroom Apartment for Sale in Famagusta District

### ANGELICO APARTMENT A102



Discover your perfect coastal retreat at the Angelico Lifestyle Apartments, situated in the beautiful area of Protaras, Cyprus. This elegant 1-bedroom, 1-bathroom apartment offers 53 m<sup>2</sup> of thoughtfully designed living space, combining modern luxury with a relaxed summer resort ambiance.

Located on the 3rd floor of one of six exclusive blocks within a community of 64 residences, this unit provides stunning unobstructed sea views of Famagusta and Kapparis, creating a serene backdrop for everyday living. Residents enjoy access to spacious communal areas, a large swimming pool, and high-quality finishes throughout.

Key features include:

<...

#### Property Info

#### Plot / Area Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>53</b> |
| Floor Number           | <b>0</b>  |
| Total Number of Floors | <b>3</b>  |

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>26258</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

#### Amenities

#### Location

Region: **Famagusta**  
Coordinates: **35.05509 / 33.98859**

Price: €159 000 + VAT

VAT for this property is €7,950 or €30,210. 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 |
| Title deed | Has Title | Price per SQM      | €3 000.00/m² |                 |      |

Price change history

€159 000 on May 30, 2025











