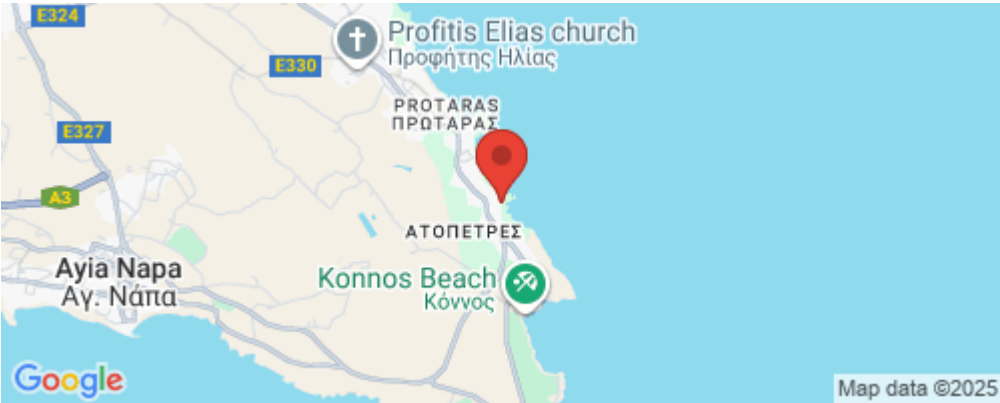


5 Bedroom Apartment for Sale in Protaras, Famagusta District

This stylish three-bedroom ground-floor apartment offers an exceptional blend of indoor comfort and outdoor living, featuring a spacious private garden and a versatile basement level—perfect for additional storage, a home gym, playroom, or media room.



Designed with premium materials and modern architecture, the apartment combines refined aesthetics with functional design. Large windows create a seamless connection between the bright interior spaces and the landscaped garden, ideal for year-round enjoyment of the Mediterranean climate.

Residents benefit from exclusive access to a fully equipped fitness studio, massage rooms, and elegant communal areas with a boutique hotel ...

Property Info

Covered Area	130
Uncovered Veranda	132
Total Number of Floors	3

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7220
Property type	Apartment
Bathrooms	5+
View	Mountains view

Amenities

- Parking

Location

**Location:** Protaras  
Coordinates: **34.999593492765 / 34.065996408463**  
Region: **Famagusta**

## Price: €2 350 000 + VAT

VAT for this property is **€117,500** or **€446,500**. 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>~€90 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€18 077.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€2 350 000 on Jun 27, 2025





