

3 Bedroom Apartment for Sale in Protaras, Famagusta District

This expansive three-bedroom ground-floor apartment offers a rare combination of space, privacy, and contemporary design, just steps from the beach. Located within an exclusive residential complex, the home includes a versatile basement level—ideal for additional living space, entertainment, fitness, or storage.



Designed with clean architectural lines and premium finishes, the apartment boasts a seamless flow between indoor and outdoor areas. Floor-to-ceiling windows invite abundant natural light into the spacious open-plan interior, creating a bright and airy atmosphere.

Residents enjoy access to boutique-style communal facilities, including a fully equipped fitness studi...

Property Info

Covered Area	123
Covered Veranda	19
Uncovered Veranda	15
Total Number of Floors	3

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7221
Property type	Apartment
Bathrooms	5+
View	Mountains view

Amenities

- Parking

Location

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

Region: **Famagusta**

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	~€50 600.00	Common expenses	None
		Price per SQM	€10 976.00/m²		

Representative: RealDeal Estates

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Price change history

€1 250 000 on Jun 27, 2025
 €1 350 000 on Sep 23, 2025



