

### 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	<b>123</b>
Covered Veranda	<b>19</b>
Uncovered Veranda	<b>15</b>
Total Number of Floors	<b>3</b>

**Plot / Area Info**

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

**Additional info**

Reference Number	<b>7221</b>
Property type	<b>Apartment</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

**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	<b>Excluded</b>	Title transfer fee	<b>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 976.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

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



