

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	131
Covered Veranda	16
Uncovered Veranda	17
Total Number of Floors	3

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7223
Property type	Apartment
Bathrooms	5+
View	Mountains view

Amenities

- Parking

Location

Location: Protaras

Coordinates: **34.999593492765 / 34.065996408463**

Region: **Famagusta**

Price: €1 550 000 + VAT

VAT for this property is **€77,500** or **€294,500**. 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	~€58 600.00	Common expenses	None
		Price per SQM	€11 832.00/m²		

Representative: RealDeal Estates

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

Price change history

€1 550 000 on Jun 27, 2025



