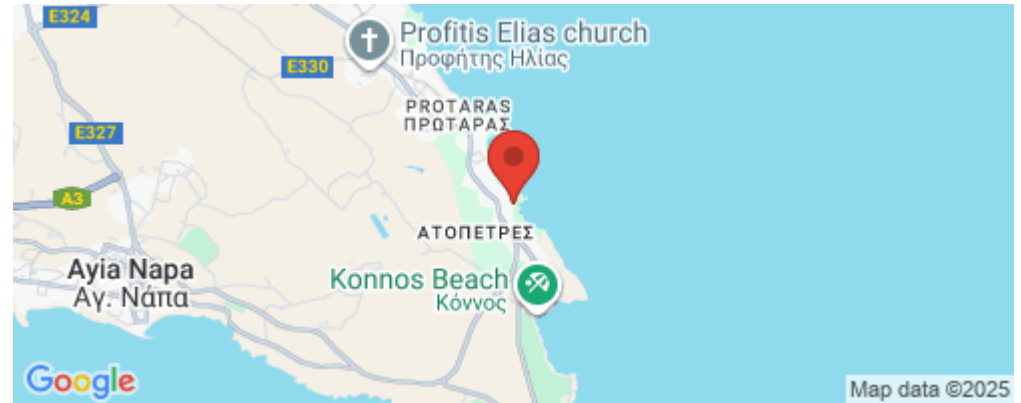


This expansive five-bedroom ground-floor apartment offers a rare combination of space, privacy, and contemporary design, just steps from the beach. Located within an exclusive residential complex, the home includes a versatile basement level—ideal for additional living space, entertainment, fitness,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

| Property Info | | Plot / Area Info | | Additional info | |
|------------------------|-----|------------------|--------------|------------------|----------------|
| Covered Area | 135 | | | Reference Number | 7223 |
| Covered Veranda | 27 | Pool | Common, Yes | Property type | Apartment |
| Uncovered Veranda | 17 | Parking | Covered, Yes | Bathrooms | 5+ |
| Total Number of Floors | 3 | | | View | Mountains view |

Amenities **Location**
• Parking **Location:** Protaras Region: **Famagusta**
Coordinates: **34.999593492765 / 34.065996408463**

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 | €11 481.00/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



