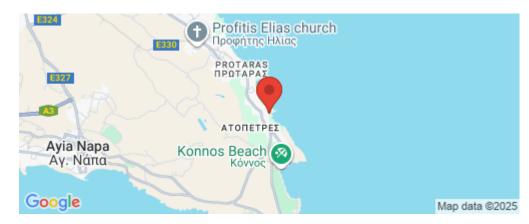


2 Bedroom Apartment for Sale in Protaras, Famagusta District

This elegant two-bedroom apartment offers a sophisticated blend of comfort and coastal luxury within an exclusive beachfront development. Located in a stylish three-story building, the residence is thoughtfully designed with premium materials, modern finishes, and a spacious layout ideal for both relaxation and entertaining.



Large windows fill the interiors with natural light, while the open-plan living area flows effortlessly onto a generous balcony—perfect for enjoying the Mediterranean climate year-round.

Residents benefit from access to high-end communal amenities, including a fully equipped fitness studio, massage rooms, and beautifully designed shared spaces with a b...

Property Info		Plot / Area In	fo	Additional info	
Covered Area	100			Reference Number	7226
Covered Veranda	23	Pool	Common, Yes	Property type	Apartment
Floor Number	1	Parking	Covered, Yes	Bathrooms	2
Total Number of Floors	3			View	Mountains view

Amenities	Location
Alliellities	LUCALIUII

• Parking Region: Famagusta

Coordinates: 34.999593492765 / 34.065996408463



Price: €985 000 + VAT

VAT for this property is €49,250 or €187,150. 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 ~€36 000.00

Price per SQM €9 850.00/m²

Common expenses None

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

€985 000 on Jun 27, 2025













