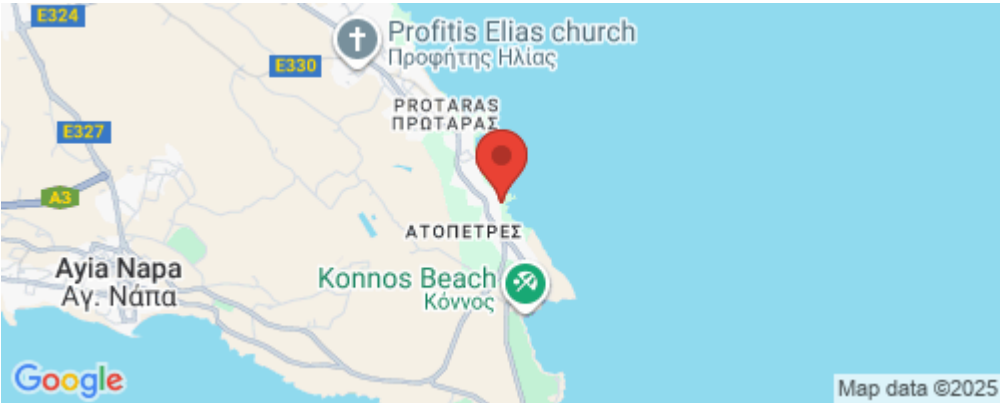


2 Bedroom Apartment for Sale in Protaras, Famagusta District

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 Info		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			
• Parking		Location: Protaras		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	<b>Excluded</b>	Title transfer fee	<b>~€36 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 850.00/m²</b>		

## Representative: RealDeal Estates

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

## Price change history

€985 000 on Jun 27, 2025





