

### 3 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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>147</b> |
| Covered Veranda        | <b>31</b>  |
| Floor Number           | <b>1</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>7228</b>           |
| Property type    | <b>Apartment</b>      |
| Bathrooms        | <b>3</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>€9 184.00/m<sup>2</sup></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

€1 470 000 on Jun 27, 2025  
 €1 350 000 on Sep 23, 2025



