

### 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>
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## Price change history

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



