

3 Bedroom Apartment for Sale in Protaras, Famagusta District

This elegant three-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...

Property Info

Covered Area	140
Covered Veranda	30
Floor Number	2
Total Number of Floors	3

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7229
Property type	Apartment
Bathrooms	3
View	Mountains view

Amenities

- Parking

Location

Location: Protaras

Coordinates: **34.999593492765 / 34.065996408463**

Region: **Famagusta**

Price: €1 320 000 + VAT

VAT for this property is **€66,000** or **€250,800**. 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	~€49 400.00	Common expenses	None
		Price per SQM	€9 429.00/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

€1 450 000 on Jun 27, 2025
 €1 320 000 on Sep 23, 2025



