

## 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	Plot / Area Info	Additional info	
Covered Area	<b>134</b>	Reference Number	<b>7231</b>
Covered Veranda	<b>49</b>	Property type	<b>Apartment</b>
Uncovered Veranda	<b>21</b>	Bathrooms	<b>2</b>
Floor Number	<b>2</b>	View	<b>Mountains view</b>
Total Number of Floors	<b>3</b>		

Amenities	Location	
• Parking	<b>Location:</b> Protaras Coordinates: <b>34.999593492765 / 34.065996408463</b>	Region: <b>Famagusta</b>

## Price: €1 550 000 + VAT

VAT for this property is **€77,500** or **€294,500**. 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>~€58 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 567.00/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

€1 025 000 on Jun 27, 2025

€1 550 000 on Sep 23, 2025



