

### 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	<b>134</b>
Covered Veranda	<b>49</b>
Uncovered Veranda	<b>21</b>
Floor Number	<b>2</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>7231</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Mountains view</b>

#### Amenities

- Parking

#### Location

**Location:** Protaras  
**Coordinates:** **34.999593492765 / 34.065996408463**

Region: **Famagusta**

## 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/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

€1 025 000 on Jun 27, 2025  
 €1 550 000 on Sep 23, 2025



