

## 4 Bedroom Apartment for Sale in Protaras, Famagusta District

This elegant four-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>148</b>       | Reference Number |
| Covered Veranda        | <b>45</b>        | Property type    |
| Floor Number           | <b>2</b>         | Bathrooms        |
| Total Number of Floors | <b>3</b>         | View             |

| Amenities | Location   |                          |
|-----------|--|--------------------------|
| • Parking | <b>Location:</b> Protaras<br>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>€10 473.00/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> |
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## Price change history

€1 025 000 on Jun 27, 2025

€1 550 000 on Sep 23, 2025



