

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 | | Plot / Area Info | | Additional info | |
|------------------------|-----|------------------|--------------|------------------|----------------|
| Covered Area | 147 | | | Reference Number | 7233 |
| Covered Veranda | 27 | Pool | Common, Yes | Property type | Apartment |
| Floor Number | 2 | Parking | Covered, Yes | Bathrooms | 3 |
| Total Number of Floors | 3 | | | View | Mountains view |

| Amenities | Location | |
|-----------|------------------------------------------------|-------------------|
| • Parking | Location: Protaras | Region: Famagusta |
| | Coordinates: 34.999593492765 / 34.065996408463 | |

Price: €1 520 000 + VAT

VAT for this property is **€76,000** or **€288,800**. 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 | ~€57 400.00 | Common expenses | None |
| | | Price per SQM | €10 340.00/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

€1 520 000 on Jun 27, 2025



