


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

This exquisite three-bedroom penthouse, located on the third floor of a premium beachfront development, offers elevated coastal living with panoramic views and exceptional comfort. Designed with refined aesthetics and modern architecture, the residence features high-quality finishes, spacious interiors, and seamless indoor-outdoor flow. 

The open-plan layout includes a bright living area, large bedrooms, and an expansive private balcony—perfect for relaxing or entertaining. As an upper-level unit, it also enjoys exclusive access to a private rooftop terrace, ideal for enjoying the sea breeze and Mediterranean sunsets.

Residents of the development benefit from top-tier ameni...

#### Property Info

Covered Area	<b>140</b>
Covered Veranda	<b>30</b>
Floor Number	<b>3</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>7234</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

#### Amenities

- Roof Garden

#### Location

**Location:** Protaras

Coordinates: **34.999593492765 / 34.065996408463**

Region: **Famagusta**

## Price: €1 950 000 + VAT

VAT for this property is **€97,500** or **€370,500**. 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>~€74 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 929.00/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

€1 950 000 on Jun 27, 2025



