

4 Bedroom Apartment for Sale in Protaras, Famagusta District

This exquisite four-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 amenit...

| Property Info          |     | Plot / Area Info                               |              | Additional info   |                |
|------------------------|-----|--|--------------|-------------------|----------------|
| Covered Area           | 148 |  |              | Reference Number  | 7236           |
| Covered Veranda        | 45  | Pool   | Common, Yes  | Property type     | Apartment      |
| Uncovered Veranda      | 39  |  | Covered, Yes | Bathrooms         | 3              |
| Floor Number           | 3   | Parking  |              | View              | Mountains view |
| Total Number of Floors | 3   |  |              |                   |                |
| Amenities              |     | Location                                       |              |                   |                |
| • Roof Garden          |     | Location: Protaras                             |              | Region: Famagusta |                |
|                        |     | Coordinates: 34.999593492765 / 34.065996408463 |              |                   |                |

## Price: €2 450 000 + VAT

VAT for this property is **€122,500** or **€465,500**. 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>~€94 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€16 554.00/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

€1 650 000 on Jun 27, 2025  
 €2 450 000 on Sep 23, 2025





