

## 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. X

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	<b>144</b>	Reference Number
Covered Veranda	<b>51</b>	Property type
Uncovered Veranda	<b>70</b>	Bathrooms
Floor Number	<b>3</b>	View
Total Number of Floors	<b>3</b>	

Amenities	Location	
• Roof Garden	<b>Location:</b> Protaras Coordinates: <b>34.999593492765 / 34.065996408463</b>	Region: <b>Famagusta</b>

## Price: €2 350 000 + VAT

VAT for this property is **€117,500** or **€446,500**. 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 Price per SQM	<b>~€90 600.00</b> <b>€16 319.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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## Price change history

€2 250 000 on Jun 27, 2025

€2 350 000 on Sep 23, 2025



