


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	144	Pool Parking	Common, Yes Covered, Yes	Reference Number	7237
Covered Veranda	51			Property type	Apartment
Uncovered Veranda	70			Bathrooms	4
Floor Number	3			View	Mountains view
Total Number of Floors	3				
Amenities		Location			
• Roof Garden		Location: Protaras		Region: Famagusta	
		Coordinates: 34.999593492765 / 34.065996408463			

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	Excluded	Title transfer fee	~€90 600.00	Common expenses	None
		Price per SQM	€16 319.00/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

€2 250 000 on Jun 27, 2025
€2 350 000 on Sep 23, 2025



