


## 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

Covered Area	<b>144</b>
Covered Veranda	<b>51</b>
Uncovered Veranda	<b>70</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>7237</b>
Property type	<b>Apartment</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

- Roof Garden

### Location

**Location:** Protaras  
 Coordinates: **34.999593492765 / 34.065996408463**

Region: **Famagusta**

## 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	<b>~€90 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 319.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

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



