

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

2-Bedroom Maisonette with Sea View – Central Protaras, Famagusta

This two-level 2-bedroom maisonette offers a rare opportunity to own a spacious property in the heart of Protaras, just 400 meters from the famous Fig Tree Bay. Located directly opposite LIDL and within walking distance to all major attractions, this property combines convenience, potential for expansion, and excellent seaside living.

Property Features:

- Total covered area: 90 m<sup>2</sup>
- Two-story layout
- 2 bedrooms
- 1 bathroom
- Fully furnished
- Spacious open-plan living and dining area
- Fully equipped kitchen
- Large private yard
- Sea...

### Property Info

Covered Area	<b>90</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>237822</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€240 000 on Jul 8, 2025

