

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

For sale: A modern, under-construction apartment in the heart of Protaras. With a spacious internal area of 140 m<sup>2</sup>, this home offers three comfortable bedrooms, ideal for families or those who love extra space. Located on the first floor of a three-story building, the apartment provides easy access with an elevator and promises convenient living.



Enjoy direct sea views from your new home, positioned on the seafront. The communal swimming pool adds to the relaxed, holiday-like atmosphere. The building is designed with energy efficiency in mind, rated as class A, and features all the latest modern touches. Completion is scheduled for 2026, ensuring everything will be brand new.

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#### Property Info

Covered Area **140**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **27300**  
 Property type **Apartment**  
 Condition **Brand New**  
 View **Sea view**

#### Amenities

- Elevator

#### Location

**Location:** Protaras  
 Coordinates: **34.998857637581 / 34.064439975744**

Region: **Famagusta**

## Price: €1 400 000 + VAT

VAT for this property is **€70,000** or **€266,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€985 000 on Aug 2, 2025  
 €1 400 000 on Oct 22, 2025





