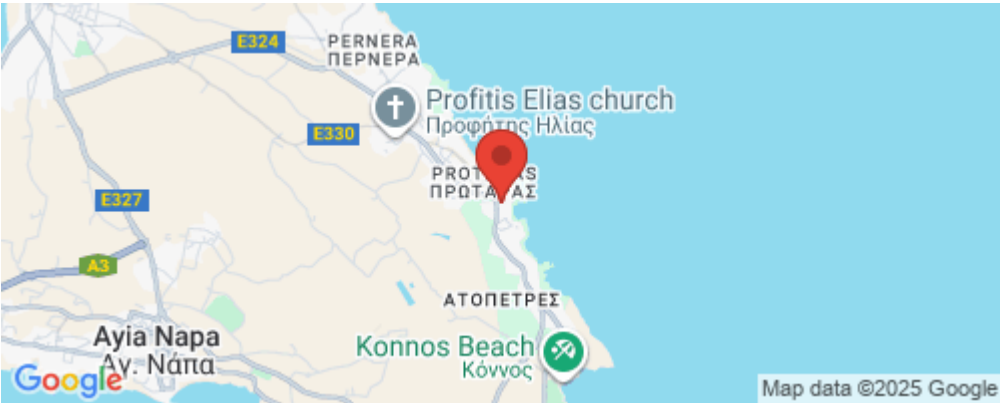


2 Bedroom Apartment for Sale in Protaras, Famagusta District

A statement of modern elegance, this exclusive three-floor development offers luxurious seaside living just 250 meters from Fig Tree Beach — one of Cyprus’ most breathtaking destinations. Designed with contemporary architecture and high-end finishes, each residence blends sophistication with comfort, creating the perfect sanctuary by the sea.



This first-floor two bedroom apartment features expansive glass facades that invite natural light into the open-plan interiors, while spacious balconies provide panoramic views of the surrounding landscape. With premium materials, lush green spaces, and thoughtfully designed communal areas, this development redefines coastal luxury.

Property Info

|                        |    |
|------------------------|----|
| Covered Area           | 99 |
| Covered Veranda        | 21 |
| Floor Number           | 1  |
| Total Number of Floors | 3  |
| Energy Efficiency      | A  |

Plot / Area Info

|         |              |
|---------|--------------|
| Pool    | Common, Yes  |
| Parking | Covered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 8381      |
| Property type    | Apartment |
| Bathrooms        | 2         |

Amenities

- Parking

Location

Location: Protaras  
Coordinates: 35.009163709345 / 34.059237247602

Region: Famagusta

## Price: €685 000 + VAT

VAT for this property is **€34,250** or **€130,150**. 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>~€24 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 919.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€685 000 on Aug 13, 2025







## Floor Plans

### 2 Bedroom Apartments

