

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>99</b>				
Covered Veranda	<b>21</b>			Reference Number	<b>8381</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	
• Parking	<b>Location:</b> Protaras Coordinates: <b>35.009163709345 / 34.059237247602</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>~€24 000.00</b> <b>€6 919.00/m<sup>2</sup></b>	Common expenses	<b>None</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

