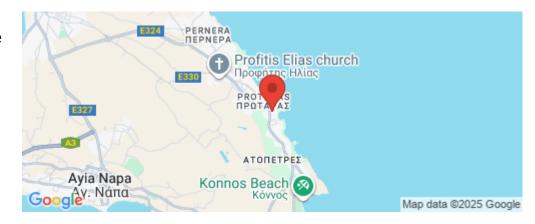


2 Bedroom Apartment for Sale in Protaras, Famagusta District

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

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



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	Excluded	Title transfer fee	~€24 000.00	Common ovnonces	None
		Price per SOM	€6 919.00/m²	Common expenses	None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€685 000 on Aug 13, 2025















