

## 2 Bedroom Apartment for Sale in Famagusta District

Just 250 metres from the golden sands of Fig Tree Beach – one of Cyprus’ most enchanting coastal gems – this exclusive three-storey development invites you to enjoy the best that Mediterranean living has to offer. Surrounded by a coastline of pristine beaches and blessed with year-round sunshine, it offers the perfect harmony of natural beauty and modern comfort.

Perfectly positioned near the vibrant centre of Protaras, residents have easy access to a wide range of amenities, from charming cafés and fine dining restaurants to boutiques and lively entertainment venues. This location is perfect for both a relaxing holiday and year-round living. Each home, built in a c...



### Property Info      Plot / Area Info

Covered Area **99**

### Additional info

Reference Number **f28503**

Property type **Apartment**

Construction Year **2027**

Bathrooms **2**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.0012 / 34.0511**

## Price: €725 000 + VAT

VAT for this property is **€36,250** or **€137,750**. 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>~€25 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 323.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€725 000 on Aug 15, 2025

