

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

Contemporary Elegance – 2-Bedroom Apartment in Paralimni

This modern apartment offers the perfect balance of style, comfort, and practicality, making it an ideal choice for couples, small families, or investors. Part of a boutique development of just five residences, it provides a lifestyle of privacy and exclusivity in one of the most sought-after seaside towns of Cyprus.

Design & Architecture

The apartment features an open-plan living and dining area with wide verandas that extend the interiors outdoors. Floor-to-ceiling windows flood the spaces with natural light and frame tranquil neighborhood views.

Interiors & Finishes

Master bedroom with en-s...

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>236797</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Protaras Region: **Famagusta**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 697.00/m²</b>		

## Representative: MySpace

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## Price change history

€240 000 on Sep 13, 2025

