

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

This stylish new development is located in Protaras, in close proximity to Paralimni town and the charming Kapparis neighborhood. Nestled in one of the most popular areas of Protaras, known for its year-round activity and abundance of urban amenities and entertainment, this project offers a prime hilltop location with unobstructed views of the picturesque surroundings.

Consisting of six apartment blocks, this complex provides a sense of privacy and offers modern 1-2-bedroom apartments, each with views of the sea, the beautiful surrounding area or the communal swimming pool. Additionally, it includes penthouses with private rooftop terraces and ground floor apartments with private ...

### Property Info

Covered Area	<b>81</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Pool  
Parking

**Common, Yes  
Covered, Yes**

### Additional info

Reference Number **7069**  
Property type **Apartment**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Protaras  
**Region:** Famagusta  
**Coordinates:** **35.055389 / 33.991111**

## Price: €259 000 + VAT

VAT for this property is **€12,950** or **€49,210**. 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>~€6 960.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 198.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€259 000 on Oct 8, 2025





