

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

In this luxury development, tranquility meets coastal charm, creating the ideal setting for relaxation and rejuvenation. Surrounded by nature and steps away from the beach, each day here feels like a serene escape. Nestled in the heart of Protaras, close to the Cape Greco conservation area, this residential paradise sits on one of the island's most coveted beaches, offering crystal-clear waters and direct access to soft, sandy shores.

The project comprises four exclusive 5-bedroom villas, each designed with luxury and comfort in mind. These spacious villas feature layouts that seamlessly blend indoor and outdoor living spaces, complete with private pools and elegantly landsc...



Property Info		Plot / Area Info		Additional info	
Covered Area	123				
Covered Veranda	19				
Total Number of Floors	3	Pool Parking	Common, Yes Covered, Yes	Reference Number Property type Bathrooms	10393 Apartment 3
Furnishing	Unfurnished				
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				

Amenities Location

• Parking Location: Protaras Region: Famagusta

All rooms, Yes

Coordinates: 34.999502 / 34.065786

Air Conditioning



Price: €1 350 000 + VAT

VAT for this property is €67,500 or €256,500. 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 ~€50 600.00

Price per SQM €10 976.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 350 000 on Oct 8, 2025

















