

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 landscaped gardens.

Property Info

Covered Area	135
Covered Veranda	34
Floor Number	2
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	10401
Property type	Apartment
Bathrooms	3

Amenities

- Parking

Location

Location: Protaras
Coordinates: **34.999502 / 34.065786**

Region: **Famagusta**

Price: €1 380 000 + VAT

VAT for this property is **€69,000** or **€262,200**. 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	~€51 800.00	Common expenses	None
		Price per SQM	€10 222.00/m²		

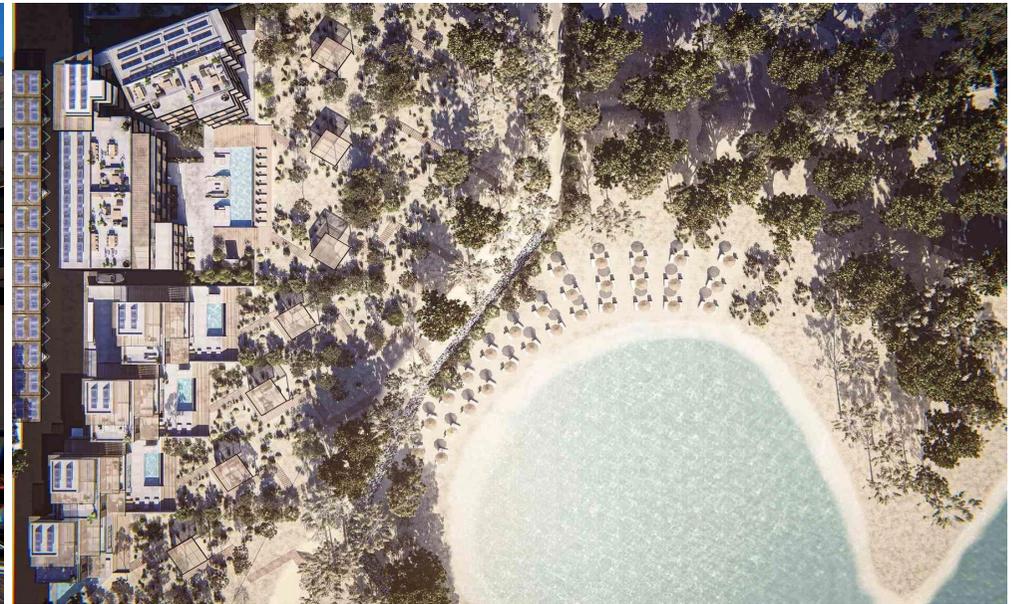
Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€1 320 000 on Oct 8, 2025
 €1 380 000 on Feb 13, 2026





APARTMENT BLOCK | SECOND FLOOR

