

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

**Location:** Protaras

Coordinates: **34.999502** / **34.065786** 

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.

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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	135				
Covered Veranda	34				
Floor Number	2			Reference Number	10401
Total Number of Floors	3	Pool	Common, Yes		Apartment
Furnishing	Unfurnished	Parking	Covered, Yes	Property type Bathrooms	3
Energy Efficiency	A			Datilioonis	3
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	All rooms, Yes				
Amenities	Location				

Parking

Region: Famagusta



Price: €1 320 000 + VAT

VAT for this property is €66,000 or €250,800. 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 ~€49 400.00

Price per SQM €9 778.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 320 000 on Oct 8, 2025

















