

2 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.

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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	100				
Covered Veranda	23				
Floor Number	3			Reference Number	10407
Total Number of Floors	3	Pool Common, Yes			
Furnishing	Unfurnished	Parking	Covered, Yes	Property type Bathrooms	Apartment 2
Energy Efficiency	Α			Datilloulis	2
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities	Location				

• Parking Location: Protaras Region: Famagusta

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



Price: €1 450 000 + VAT

VAT for this property is €72,500 or €275,500. 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 ~€54 600.00

Price per SQM €14 500.00/m²

Common expenses None

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Price change history

€1 450 000 on Oct 8, 2025

















