

4 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	144				
Covered Veranda	51				
Floor Number	3				
Total Number of Floors	3	Pool	Common, Yes	Reference Number	10409
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Apartment
Energy Efficiency	A			Bathrooms	4
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities

	Location	
• Parking	Location: Protaras	Region: Famagusta

Coordinates: **34.999502 / 34.065786**

Price: €2 350 000 + VAT

VAT for this property is **€117,500** or **€446,500**. 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 Price per SQM	~€90 600.00 €16 319.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€2 350 000 on Oct 8, 2025





APARTMENT BLOCK | THIRD FLOOR

