

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

Reference ID: #SA30991 Price details: €1,470,000 +VAT Luxury penthouse apartment in the centre of Protaras with panoramic views of the sea and surrounding area. Located only 400 metres from a shimmering expanse of pristine beach, the luxury gated complex is surrounded by the vibrant resort area and seaside amenities only moments away. Enjoy sweeping sea views from full walls of double glazed windows and glass front balconies. An open plan living area has been expertly designed for a full modern kitchen and high-end technical appliances. A large communal pool, indoor gym, outdoor children's play park, private storage, and underground parking make this the perfect seaside apartment. FeaturesC... ✖

#### Property Info

Covered Area **128**  
 Floor Number **6**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA30991**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2023**  
 Bathrooms **2**

#### Amenities

- Storage room

#### Location

**Location:** Protaras  
 Coordinates: **35.015502972409 / 34.049075626154**

Region: **Famagusta**

## Price: €1 470 000 + VAT

VAT for this property is **€73,500** or **€279,300**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 484.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€1 650 000 on Oct 19, 2023  
 €1 470 000 on Dec 20, 2024



