


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

Just 250 metres from the golden sands of Fig Tree Beach – one of Cyprus’ most enchanting coastal gems – this exclusive three-storey development  invites you to enjoy the best that Mediterranean living has to offer. Surrounded by a coastline of pristine beaches and blessed with year-round sunshine, it offers the perfect harmony of natural beauty and modern comfort.

Perfectly positioned near the vibrant centre of Protaras, residents have easy access to a wide range of amenities, from charming cafés and fine dining restaurants to boutiques and lively entertainment venues. This location is perfect for both a relaxing holiday and year-round living.

Each home, built in a c...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>21</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14147</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.009249 / 34.059123**

## Price: €530 000 + VAT

VAT for this property is **€26,500** or **€100,700**. 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>~€17 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 354.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€530 000 on Oct 9, 2025



