

## 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          |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>99</b>             |                  |                     |                  |                  |
| Covered Veranda        | <b>21</b>             |                  |                     |                  |                  |
| Floor Number           | <b>1</b>              | Pool             | <b>Common, Yes</b>  | Reference Number | <b>14147</b>     |
| Total Number of Floors | <b>3</b>              | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Furnishing             | <b>Unfurnished</b>    |                  |                     | Bathrooms        | <b>2</b>         |
| Energy Efficiency      | <b>A</b>              |                  |                     |                  |                  |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     |                  |                  |

| Amilities | Location   | Region           |
|-----------|--|------------------|
| • Parking | <b>Location:</b> Protaras<br><b>Coordinates:</b> 35.009249 / 34.059123 | <b>Famagusta</b> |

## 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<br>Price per SQM | <b>~€17 800.00</b><br><b>€5 354.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€530 000 on Oct 9, 2025



