

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

Two Bedroom Apartment For Sale in Protaras, Famagusta - Title Deeds (New Build Process)  This is an enclave of 25 exclusive units, crafting a distinctive living experience. It features an array of 5-bedroom villas and 2, 3, and 4-bedroom beachfront apartments, each epitomizing high aesthetic standards, avant-garde architecture, and premium quality, raising the bar of luxury living. Designed for seclusion, every villa is a sanctuary with its own swimming pool, verdant garden, private parking, and a rooftop garden that captures the enchanting Protaras sunrise. The apartments ascend in a four-story edifice, each with expansive balconies and, for the pinnacle units, rooftop g...

### Property Info      Plot / Area Info

Covered Area **100**

### Additional info

Reference Number **gio111n2f**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

### Location

**Location:** Protaras      Region: **Famagusta**  
**Coordinates:** **35.016667 / 34.05**

## Price: €985 000 + VAT

VAT for this property is **€49,250** or **€187,150**. 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>None</b><br><b>€9 850.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€985 000 on Oct 15, 2025







