

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

Three Bedroom Ground Floor 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 u...

Property Info	Plot / Area Info	Additional info
Covered Area <b>120</b>		Reference Number <b>gio111n3gf</b>
		Property type <b>Apartment</b>
		Condition <b>Brand New</b>
		Bathrooms <b>4</b>
Amenities	Location	
	Location: Protaras	Region: <b>Famagusta</b>
	Coordinates: <b>35.016667 / 34.05</b>	

## Price: €1 350 000 + VAT

VAT for this property is **€67,500** or **€256,500**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 250.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€1 350 000 on Dec 18, 2025





