

## 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 **120**

Reference Number **gio111n3gf**

Property type **Apartment**

Condition **Brand New**

Bathrooms **4**

### Amenities

### Location

**Location:** Protaras

Region: **Famagusta**

Coordinates: **35.016667 / 34.05**

## Price: €1 250 000 + VAT

VAT for this property is **€62,500** or **€237,500**. 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>€10 417.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€1 350 000 on Dec 18, 2025

€1 250 000 on May 8, 2026





