

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

Three Bedroom Ground Floor Apartment For Sale in Protaras, Famagusta – Title Deeds (New Build Process) Only 1 Three bedroom ground floor apartment with basement available !! – 001 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 ap...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **120**

Reference Number **gio111n3+2gf/00**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **4**

#### Amenities

#### Location

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

## Price: €2 700 000 + VAT

VAT for this property is **€135,000** or **€513,000**. 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>€22 500.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€2 700 000 on Dec 18, 2025





