



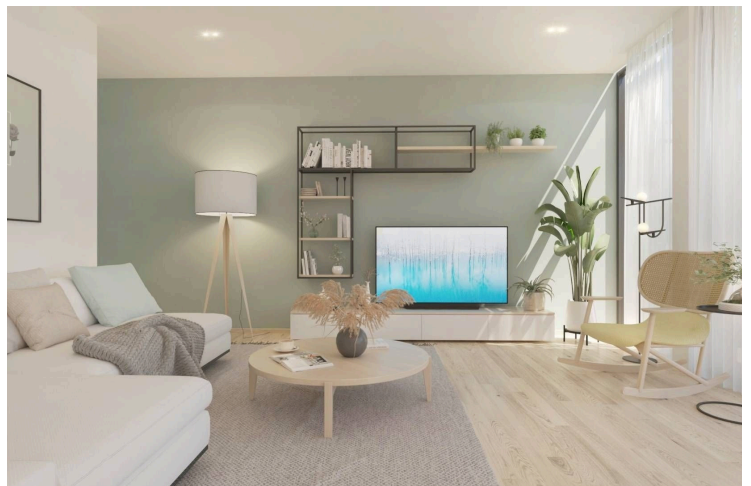
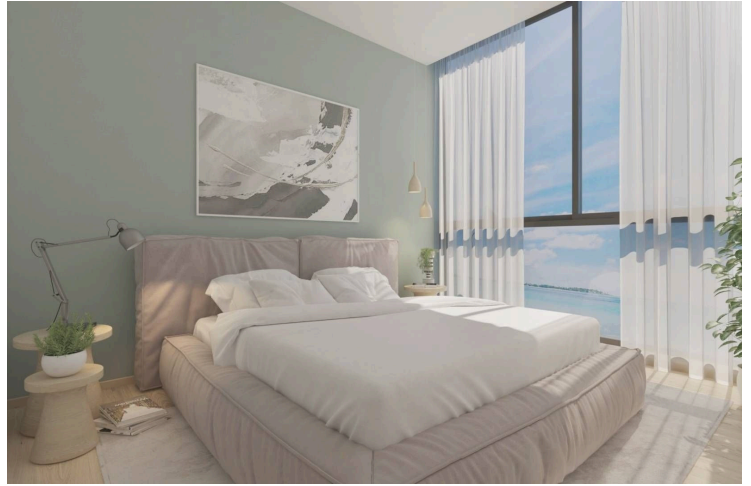
#9954

# Modern 2 Bedroom Apartment for Sale in Protaras 800M From The Beach (9954)

📍 Protaras, Famagusta

€260,000 +VAT





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 76 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>8 m<sup>2</sup></b>
Status	<b>Key ready</b>
Year of construction	<b>2025</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale is a modern, key-ready apartment in the vibrant area of Protaras. This stylish unit spans 76 m2 and features 2 spacious bedrooms and 2 well-appointed bathrooms. Situated on the second floor of a three-story building, the apartment is easily accessible by elevator.

Protaras is known for its stunning beaches and lively atmosphere, making it a popular destination for both residents and visitors. The area boasts a wide range of amenities, including shops, restaurants, and entertainment options, all within walking distance. The communal swimming pool and gym within the gated complex provide additional opportunities for relaxation and fitness.

This apartment, built in 2024, offers energy efficiency rating A, ensuring a comfortable living environment while being kind to the planet. Although unfurnished, it provides a blank canvas for you to design your perfect home.

Don't miss the chance to own this beautiful apartment in one of the most desirable locations. Contact Lextrus Real Estate today to schedule a viewing and discover how this property can be your new sanctuary in Protaras.



# Floor plans

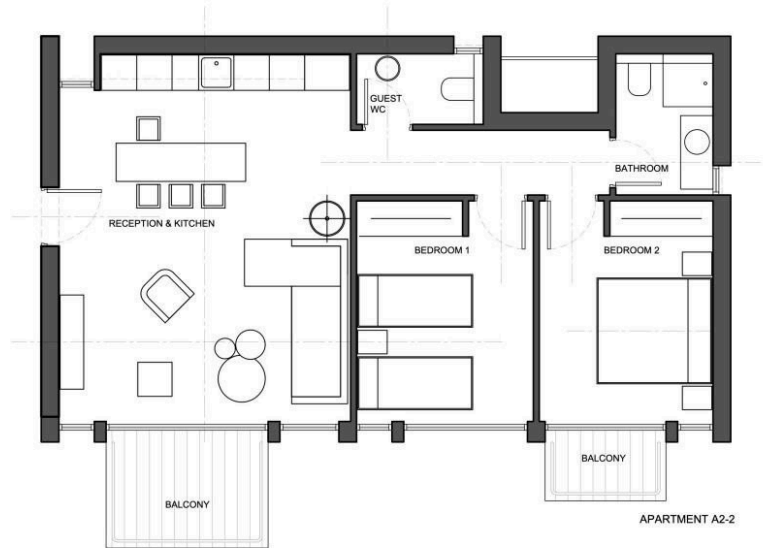
APARTMENT TYPE 3:  
2 BEDROOM WITH BALCONY.

BEDROOMS: 2

BATHROOMS: 2

COVERED AREA: 103 SQM

SEA VIEW & POOL VIEW



# Additional information

## Facilities

Aircondition, Provision

Gym

Parking, Covered

Elevator

Heating, Provision

Pool, Communal

Gated complex

Outdoor shower

Storage

## Features

Balcony

Easy access to main roads

Investment opportunity

Near amenities

Pressurized water system

Walking distance to beach

Bright

Granite countertops

Luxury specifications

Next to green area

Rental potential

Double glazing

High ceilings

Modern design

Open plan

Veranda

## Distances

Amenities



300 m

Sea




800 m

## Contact us



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