

## 4 Bedroom House for Sale in Kapparis, Famagusta District

Reference ID: #SA33092  
Price details: €650,000 +VAT  
Project comprises of 12 exquisite villas situated in the heart of the idyllic area of Protaras - Pernera. Each villa embodies elegance and luxury. The villas have a unique modern design with clean lines and light palette which is made to fulfil your dream of the perfect home. The villas have a private swimming pool, roof terraces (optional) and beautiful gardens that gives you the experience of an everyday getaway right at home. Each villa offers a modern kitchen, smart living and dining areas which all have easy access to the private pool. First floor accommodates of 3 or 4 cosy bedrooms with ensuite bathroom in the master bedroom. To top it... ✖

### Property Info

Covered Area	<b>189</b>
Covered Veranda	<b>22</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>413</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33092</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Kapparis  
**Region:** Famagusta  
**Coordinates:** **35.037872819631 / 34.023782547877**

## Price: €650 000 + VAT

VAT for this property is **€51,278** or **€123,500**. 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 Price per SQM	<b>None</b> <b>€3 439.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€650 000 on Dec 23, 2023





