

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

The project is located Kapparis, one of the most secluded areas of the greater Protaras. It is conveniently located just a short distance from the centre and the tourist resort whilst offers direct access to Blue-Flag-Awarded beaches.

The development consists of 11 three-bedroom beautiful villas with a minimalistic design offering a private swimming pool, parking space and a spacious roof garden overlooking the magical Mediterranean sea!

### AVAILABILITY

Houses

Total covered area 132 sq.m.

Other covered areas 63 sq.m.

Roof garden 38 sq.m.

Parking 22 sq.m.

Plot size 282-286 sq.m.

Price 523.000 euro – 527.000 euro plus VAT

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Property Info		Plot / Area Info		Additional info	
				Reference Number	<b>49123</b>
				Property type	<b>House</b>
Covered Area	<b>132</b>	Plot area	<b>282</b>	Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Storage room		<b>Location:</b> Kapparis Region: <b>Famagusta</b>			

## Price: €523 000 + VAT

VAT for this property is **€26,150** or **€99,370**. 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>€3 962.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€493 000 on May 24, 2024  
 €523 000 on Apr 5, 2025





