

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

Located in northern Protaras, the villa is nestled between the beaches of Malama and Ayia Triada, with 5 additional beaches within a 2 km radius. Spacious modern living spaces, 3 large bedrooms, and a garden with private pool create a beautiful environment to enjoy comfortable living and the wonderful climate of east Cyprus.

#### Key Features

- Double-glazed windows
- Garden
- Granite worktop
- Private parking
- Private pool
- Provision for air conditioning
- Sea view
- Thermal insulation
- Walking distance to sea

#### AVAILABILITY

Houses

Internal area 154,90 sq.m.  
 Covered veranda 40,90 sq.m.  
 Plot size 317-366 sq.m.

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#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**196**

Plot area  
Pool

**366**  
**Private, Yes**

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**55545**  
**House**  
**Under Construction**  
**2026**  
**3**

Apr 4, 2025

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<https://index.cy/sale/5394371>

- Storage room

**Location**

**Location:** Kapparis Region: **Famagusta**

## Price: €710 000 + VAT

VAT for this property is **€58,829** or **€134,900**. 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>€3 622.00/m<sup>2</sup></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>

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## Price change history

€710 000 on Dec 14, 2024





