

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

Serenity Meets Coastal Elegance



Nestled in the tranquil area of Kapparis, this exclusive development offers a perfect blend of seclusion and accessibility. Situated just moments from the bustling Protaras resort and a short drive from Paralimni's town center, the location provides direct access to Blue Flag beaches and breathtaking sea views.

### Features & Design

- 11 exclusive three-bedroom villas with private swimming pools
- Sleek, minimalist architecture harmonizing with the natural surroundings
- Spacious roof terraces offering panoramic views and stunning Protaras sunsets
- Seamless integration of interior and exte...

### Property Info

Covered Area	<b>132</b>
Covered Veranda	<b>63</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>282</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>234118</b>
Property type	<b>House</b>

### Amenities

- Parking

### Location

**Location:** Kapparis      Region: **Famagusta**  
**Coordinates:** **35.0547519 / 34.0083396**

## Price: €527 000 + VAT

VAT for this property is **€26,350** or **€100,130**. 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>~€17 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 992.00/m²</b>		

## Representative: MySpace

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## Price change history

€523 000 on Jan 15, 2025  
 €527 000 on Mar 17, 2025













