

## 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 **132**  
Covered Veranda **63**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **282**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **234118**  
Property type **House**

### Amenities

- Parking

### Location

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

Region: **Famagusta**

## 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 Price per SQM	<b>~€17 680.00</b> <b>€3 992.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€523 000 on Jan 15, 2025

€527 000 on Mar 17, 2025







