

3 Bedroom House for Sale in Kapparis, Famagusta District

Modern Luxury Living in Kapparis



Overview

3 Bedroom Villa in the serene and vibrant neighborhood of Kapparis, Protaras, this development offers a modern, luxurious lifestyle just minutes from the area's breathtaking beaches. This exclusive development consists of 16 three-bedroom villas, seamlessly blending energy-efficient design with sophisticated aesthetics.

Key Features

- Eco-Friendly Living:
- Rated Energy Class A with bioclimatic principles for sustainable living.
- Independent photovoltaic systems for energy efficiency.
- Contemporary Design:
- Minimalist architecture with natural materials and te...

Property Info

| | |
|-------------------|------------|
| Covered Area | 139 |
| Covered Veranda | 37 |
| Floor Number | 2 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|-----------|---------------------|
| Plot area | 266 |
| Pool | Yes |
| Parking | Covered, Yes |

Additional info

| | |
|-------------------|---------------------------|
| Reference Number | 234508 |
| Property type | House |
| Condition | Under Construction |
| Construction Year | 2026 |
| Bathrooms | 3 |

Amenities

- Parking

Location

Location: Kapparis
Coordinates: **35.0563925 / 34.0055366**

Region: **Famagusta**

Price: €635 000 + VAT

VAT for this property is **€31,750** or **€120,650**. 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €4 568.00/m² | | |

Representative: MySpace

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

Price change history

€555 000 on Jan 29, 2025
 €635 000 on Apr 27, 2026







