

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	32
Floor Number	2
Energy Efficiency	A

Plot / Area Info

Plot area	290
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	234511
Property type	House
Condition	Under Construction
Construction Year	2026
Bathrooms	3

Amenities

- Parking

Location

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

Region: **Famagusta**

Price: €565 000 + VAT

VAT for this property is **€28,250** or **€107,350**. 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	€4 065.00/m²		

Representative: MySpace

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Price change history

€586 000 on Jan 29, 2025
 €565 000 on Apr 27, 2026







