

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

Three Bedroom Villa with Pool for sale in Kapparis area, Protaras. This modern and stylish complex is in the area of Kapparis, close to a range of amenities, restaurants and Blue- Flag awarded beaches of Protaras. Moreover, the project is conveniently located near the New Paralimni Marina, a hub that will feature world-class restaurants and international fashion brands in addition to boat docking.

House for sale in Kaparis area, Protaras. The property is a double story villa with private swimming pool. The ground floor consists of a living, dining, kitchen in an open space and a guest wc. Internal stairs lead to the first floor which consists of main bathroom, 3 bedrooms and one en...

#### Property Info

Covered Area **170**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **298**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **50943**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

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

## Price: €615 000 + VAT

VAT for this property is **€40,879** or **€116,850**. 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>€3 618.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€542 000 on Mar 16, 2025  
 €557 000 on Jul 16, 2025  
 €615 000 on Feb 14, 2026







