

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

Stunning, 4 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.

Detached house for sale in Kapparis area, Protaras. The property is a double story villa with private swimming pool, contemporary and comfortable living spaces. The ground floor consists of an open plan kitchen, living, dining area, covered veranda, a guest wc, one bedroom with en s...

### Property Info

Covered Area **145**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **50957**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

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

**Price: €559 000 + VAT**

VAT for this property is **€27,950** or **€106,210**. 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>€3 855.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€635 000 on Mar 16, 2025

€559 000 on Jul 16, 2025













