

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

Deluxe, 3 Bedroom Villa with Pool & Roof Garden in Kapparis area, Protaras. The property is located in Kapparis one of the most popular and beautiful areas of Protaras, which is active all year round. It offers many shopping and entertainment options in winter and summer and has some of the most serene beaches in Cyprus. Kapparis beach is just 350 meters away.



Detached Villa for sale in Kapparis area, Protaras. The villa comprised of 2 floors (ground & first floor). The ground floor consists of open plan kitchen with island, living & dining area, a guest wc and covered veranda. The first floor consists of a family bathroom, 3 bedrooms and an en suite shower & wc in ...

#### Property Info

Covered Area **132**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **283**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **50979**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Kapparis  
 Coordinates: **35.061140922578 / 34.000983543053**

Region: **Famagusta**

**Price: €524 000 + VAT**

VAT for this property is **€26,200** or **€99,560**. 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>€3 970.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

**Price change history**

€524 000 on Mar 16, 2025







