

3 Bedroom House for Sale in Kapparis, Famagusta District

A stunning 3 bedroom detached villa located in the popular all year round resort of Kapparis, just a few minutes’ walk to the beach and the amenities.



This 3 bedroom residence features a modern architectural design and dazzling white exteriors that reflect the almost year-round sunshine the island receives. Comfortably spread out in a spacious plot, the property boasts three bedrooms, four bathrooms, a neatly landscaped garden with private pool, providing residents with the ultimate luxury of choice: a pool day, or a beach day.

The project is located in the Kapparis area of Protaras. A wide range of amenities are available in close proximity, from restaurants serving loca...

| Property Info |     | Plot / Area Info                              |                | Additional info   |           |
|---------------|-----|---|----------------|-------------------|-----------|
| Covered Area  | 129 | Plot area                                     | 377            | Reference Number  | 18182     |
|               |     | Pool  | Yes            | Property type     | House     |
|               |     | Parking                                       | Uncovered, Yes | Condition         | Pre-Owned |
|               |     |   |                | Bathrooms         | 4         |
| Amenities     |     | Location                                      |                |                   |           |
| • Guest WC    |     | Location: Kapparis                            |                | Region: Famagusta |           |
|               |     | Coordinates: 35.051729151263 / 34.01744388613 |                |                   |           |

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 039.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€650 000 on May 2, 2025

















