

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

Beautiful 3 bedroom villa in the sought-after, year-round resort of Kapparis, just a short stroll from pristine beaches and vibrant amenities.



With its sleek, modern architectural design and radiant white exteriors, this property perfectly complements the island's abundant sunshine. Set on a generous plot, the villa features three spacious bedrooms, three stylish bathrooms, private pool and sea view roof garden.

Situated in the Kapparis area of Protaras, this property enjoys convenient access to a wealth of amenities. Indulge in a variety of dining options, from traditional Cypriot taverns to international cuisine, or enjoy the lively cafés, bars, and shops close by. ...

### Property Info

Covered Area  
Air Conditioning

**130**  
**All rooms, Yes**

### Plot / Area Info

Plot area **330**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **18183**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Kapparis  
Coordinates: **35.05172540632 / 34.01739844232**

Region: **Famagusta**

## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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>~€21 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 846.00/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

€630 000 on May 2, 2025





















