

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

Three-bedroom luxurious villa for sale located in Kapparis, one of the most secluded areas of the greater Protaras area. The property is located in a short distance from the center of Paralimni, where the shopping centre and all the public facilities of the Famagusta district are located. Last but not least, it offers direct access to Blue flag beaches. The residence is designed to offer privacy to its residents& comfort .It consists of a spacious living/ dining area and kitchen, three bedrooms, one main bathroom, one en-suite, and a guest toilet.Moreover, it has a private swimming pool, a panoramic garden, a parking space, and a roof terrace overlooking the magical sunsets of Protara...

### Property Info

Covered Area	<b>195</b>
Covered Veranda	<b>63</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Plot area	<b>282</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>43067</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Paralimni Region: **Famagusta**

## Price: €523 000 + VAT

VAT for this property is **€43,047** or **€99,370**. 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>€2 682.00/m<sup>2</sup></b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€523 000 on May 15, 2025





