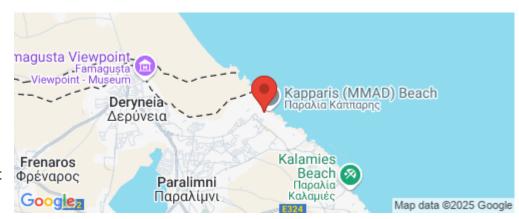


## 3 Bedroom House for Sale in Kapparis, Famagusta District

Located in the picturesque area of Kapparis in Protaras, these exquisite villas perfectly combine style, modern architecture, and a sense of privacy. Future owners will appreciate the proximity to sandy beaches, charming cafés, and gourmet restaurants. Essential amenities, shops, and services are within walking distance, while the excellent road connections allow easy access to the city center and key regional attractions. Designed with elegance and functionality in mind, the villas feature sleek geometric lines, floor-to-ceiling windows, and a harmonious palette of natural tones, creating a bright and inviting atmosphere. The development comprises spacious two-story villas with th...



<b>Property Info</b>		Plot / Area Info		Additional info	
Covered Area	145	Plot area	249	Reference Number	f23204
				Property type	House
				Construction Year	2026
				Bathrooms	2

Amenities Location

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

Coordinates: 35.059 / 34.0078



Price: €553 000 + VAT

VAT for this property is €27,650 or €105,070. 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 Excluded

Title transfer fee ~€18 720.00

Price per SQM €3 814.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€553 000 on May 18, 2025

























