

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

### ALMA VILLA 3 - Luxurious 3-Bedroom Villa in Kapparis, Paralimni, Cyprus

Discover the epitome of modern Mediterranean living with **ALMA VILLA 3**, ideally located in the secluded and highly sought-after neighborhood of Kapparis, Paralimni. This stunning villa blends island chic interior design with astonishing exterior architecture, offering an exclusive sanctuary just a short walk from the pristine Kapparis beach.

#### Property Features:

- Spacious 3 bedrooms and 2 bathrooms
- Generous living area of 132 m<sup>2</sup> on a 282 m<sup>2</sup> lot
- Private landscaped gardens providing tranquility and privacy
- Gated entrance for enhanced security

## Price: €523 000 + VAT

VAT for this property is **€26,150** 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 962.00/m<sup>2</sup></b>		

## Price change history

€523 000 on May 30, 2025





