

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

### ALMA VILLA 5 - Kapparis, Paralimni, Cyprus



Discover the epitome of luxurious coastal living with **ALMA VILLA 5**, ideally located in the serene and secluded neighborhood of Kapparis. This exquisite villa is part of the prestigious Alma Villas project, known for its modern geometric lines, island chic interior design, and an emphasis on privacy and tranquility.

Set on a spacious 292 m<sup>2</sup> lot, the villa boasts a generous 132 m<sup>2</sup> of living space featuring 3 bedrooms and 3 bathrooms, perfectly designed to harmonize indoor elegance with outdoor charm. The property includes a private swimming pool, lush garden, and a roof garden offering magical sunsets over P...

Property Info	Plot / Area Info		Additional info
Covered Area	<b>132</b>	Plot area	Reference Number <b>23771</b>
	<b>292</b>		Property type <b>House</b>
			Condition <b>Under Construction</b>
			Bathrooms <b>3</b>

Amenities	Location
	<b>Location:</b> Paralimni <b>Region:</b> Famagusta Coordinates: <b>35.06049 / 34.00057</b>

## Price: €504 000 + VAT

VAT for this property is **€25,200** or **€95,760**. 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>€3 818.00/m<sup>2</sup></b>		

## Price change history

€504 000 on May 30, 2025





