

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

### ALMA VILLA 2 - Luxurious 3-Bedroom Residence in Kapparis, Protaras X

Discover a hidden paradise in the exclusive Kapparis neighborhood with **ALMA VILLA 2**, a stunning 3-bedroom, 3-bathroom villa that promises refined island living just a short walk from the pristine Kapparis beach.

This elegant residence features a contemporary island chic design, harmoniously blending astonishing exterior architecture with stylish interiors crafted using natural materials and earthy tones. Offering 132 m<sup>2</sup> of thoughtfully designed living space on a 283 m<sup>2</sup> lot, the villa includes a private garden, gated entrance, and covered parking for one car, ensuring comfort, privacy, an...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>132</b>	Plot area	<b>283</b>	Reference Number <b>23770</b>
				Property type <b>House</b>
				Condition <b>Under Construction</b>
				Bathrooms <b>3</b>

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

## Price: €524 000 + VAT

VAT for this property is **€26,200** or **€99,560**. 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>€3 970.00/m<sup>2</sup></b>		

## Representative: Giovani Homes

Registration number	<b>N/A</b>	Email	<b><a href="mailto:sales@giovani.com.cy">sales@giovani.com.cy</a></b>
License number	<b>N/A</b>	Legal name	<b>Giovani Homes</b>
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## Price change history

€524 000 on May 30, 2025





