

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

### ALMA VILLA 1 ✖

Ideally located in the secluded and serene neighborhood of Kapparis, this stunning 3-bedroom, 3-bathroom Alma Villa offers a luxurious coastal lifestyle just steps from the beautiful Kapparis beach. Nestled within the exclusive Alma Villas development, this residence stands out with its striking modern geometric architecture and island chic interior design, blending elegance with tranquility.

Enjoy the privacy of your own large garden and courtyard, complemented by a private swimming pool and a rooftop garden where magical Protaras sunsets can be savored year-round. The villa includes covered parking for your convenience, ensuring ease and security for you and...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**132**

Plot area  
Parking

**317**  
**Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**23769**  
**House**  
**Under Construction**  
**3**

#### Amenities

#### Location

**Location:** Paralimni  
**Coordinates:** **35.06049 / 34.00057**

Region: **Famagusta**

## Price: €528 000 + VAT

VAT for this property is **€26,400** or **€100,320**. 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>€4 000.00/m<sup>2</sup></b>		

## Price change history

€528 000 on May 30, 2025





