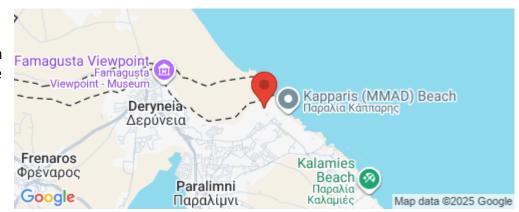


## 3 Bedroom House for Sale in Kapparis, Famagusta District

This elegant three-bedroom villa is located in the sought-after Kapparis area of Protaras, just 350 meters from the beach. Set on a generous plot, the villa offers the option of a private swimming pool, a landscaped garden with a courtyard, and a spacious rooftop terrace — perfect for enjoying the captivating sunsets over the sea.



Blending modern architectural lines with functional design, the villa ensures both privacy and comfort. The open-plan interior seamlessly connects with the outdoor spaces, allowing residents to enjoy the island's Mediterranean climate throughout the year.

Natural materials, soft earthy tones, and large windows create a warm, inviting atmosphere...

Property Info	Plot / Area I	Info	Additional info		
Covered Area Total Number of Floors Energy Efficiency	132 2 A	Plot area Parking	283 Covered, Yes	Reference Number Property type Condition Bathrooms View	7159 House Under Construction 3 Sea view

Amenities Location

• Roof Garden Location: Kapparis Region: Famagusta

Coordinates: 35.061116848162 / 34.001204958087



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>Excl</b>	Eveluded	Title transfer fee	Title transfer fee <b>None</b>		None
	Excluded	Price per SQM	€3 970.00/m <sup>2</sup>	Common expenses	None

## **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

## **Price change history**

€524 000 on Jun 26, 2025

































