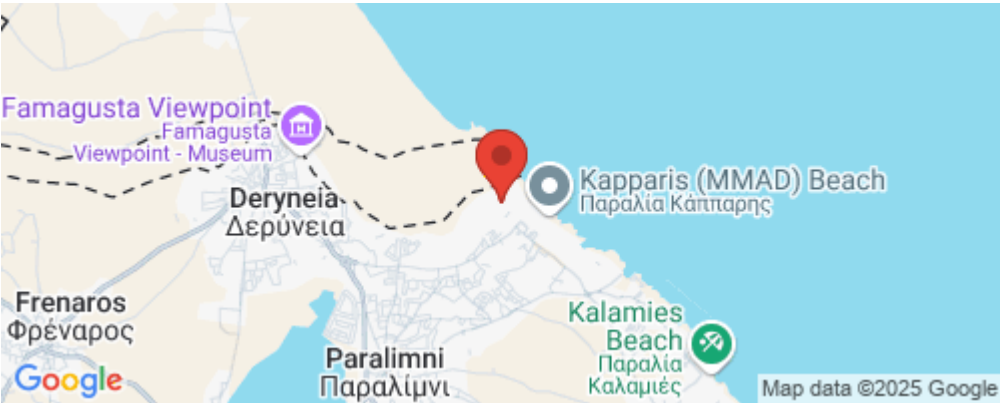


3 Bedroom House for Sale in Kapparis, Famagusta District

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

| | |
|------------------------|-----|
| Covered Area | 132 |
| Total Number of Floors | 2 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|-----------|--------------|
| Plot area | 283 |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|--------------------|
| Reference Number | 7159 |
| Property type | House |
| Condition | Under Construction |
| Bathrooms | 3 |
| View | Sea view |

Amenities

- Roof Garden

Location

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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 970.00/m² | | |

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







