


### 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 Info		Additional info	
Covered Area	132	Plot area	282	Reference Number	7160
Total Number of Floors	2	Parking	Covered, Yes	Property type	House
Energy Efficiency	A			Condition	Under Construction
				Bathrooms	3
				View	Sea view
Amenities		Location			
• Roof Garden		Location: Kapparis		Region: Famagusta	
		Coordinates: 35.061116848162 / 34.001204958087			

## Price: €523 000 + VAT

VAT for this property is **€26,150** or **€99,370**. 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>
		Price per SQM	<b>€3 962.00/m²</b>		

## Representative: RealDeal Estates

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## Price change history

€523 000 on Jun 26, 2025











