


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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 962.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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Price change history

€523 000 on Jun 26, 2025







