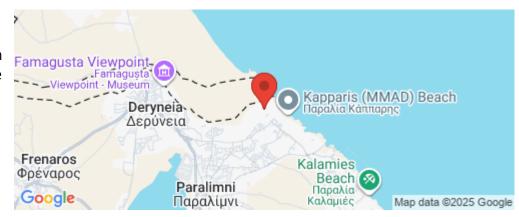


3 Bedroom House for Sale in Kapparis, Famagusta District

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	nfo	Additional info		
Covered Area Total Number of Floors Energy Efficiency	132 2 A	Plot area Parking	282 Covered, Yes	Reference Number Property type Condition Bathrooms View	7160 House Under Construction 3 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 Exclud	Evaluated	Title transfer fee	None	Common ovnences	None
	Excluded	Price per SQM	€3 962.00/m ²	Common expenses	

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

€523 000 on Jun 26, 2025

































