


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	282
Parking	Covered, Yes

Additional info

Reference Number	7160
Property type	House
Condition	Under Construction
Bathrooms	3
View	Sea view

Amenities

- Roof Garden

Location

Location: Kapparis
 Coordinates: **35.061116848162 / 34.001204958087**

Region: **Famagusta**

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

Representative: RealDeal Estates

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Price change history

€523 000 on Jun 26, 2025







