


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 | 286 |
| Parking | Covered, Yes |

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 7161 |
| 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: €527 000 + VAT

VAT for this property is **€26,350** or **€100,130**. 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 | €3 992.00/m² | | |

Representative: RealDeal Estates

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

€527 000 on Jun 26, 2025







