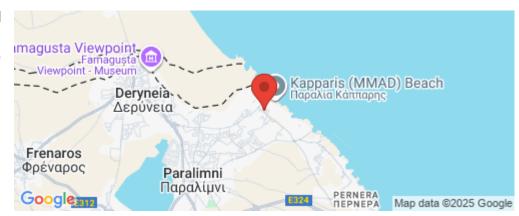


3 Bedroom House for Sale in Kapparis, Famagusta District

This elegant three-bedroom villa is located in the quiet and well-connected neighborhood of Kapparis in Protaras, just a five-minute drive from beautiful Blue Flag beaches. Set within a contemporary development of 16 residences, the villa offers a perfect balance of comfort, convenience, and modern design.



Built to high energy-efficiency standards (Energy Class A), the home features a private photovoltaic system and is designed with bioclimatic principles that enhance sustainability and comfort. The minimalist architecture incorporates clean lines and natural materials, while expansive windows flood the interior with light and create a seamless connection to the landscaped garden, ...

Property Info		Plot / Area In	fo	Additional info	
Covered Area Covered Veranda Total Number of Floors Energy Efficiency	139 32 2 A	Plot area Parking	298 Covered, Yes	Reference Number Property type Condition Bathrooms View	7189 House Under Construction 2 Sea view

Amenities
Location

Location: Kapparis
Coordinates: 35.057041908314 / 34.005743293387

Region: Famagusta



Price: €615 000 + VAT

VAT for this property is €30,750 or €116,850. 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 ovnoncos	None
		Price per SOM	€4 424.00/m ²	Common expenses	None

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

€557 000 on Jun 27, 2025 €615 000 on Nov 15, 2025







