


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

Covered Area	139
Covered Veranda	37
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	266
Parking	Covered, Yes

Additional info

Reference Number	7196
Property type	House
Condition	Under Construction
Bathrooms	2
View	Sea view

Amenities

- Roof Garden

Location

Location: Kapparis

Coordinates: **35.057041908314 / 34.005743293387**

Region: **Famagusta**

Price: €552 000 + VAT

VAT for this property is **€27,600** or **€104,880**. 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	€3 971.00/m²		

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

€552 000 on Jun 27, 2025

