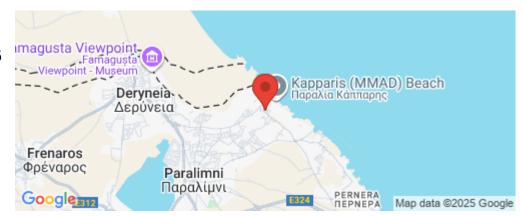


4 Bedroom House for Sale in Kapparis, Famagusta District

This elegant four-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, o...

Property Info		Plot / Area Ir	nfo	Additional info	
Covered Area Covered Veranda Total Number of Floors Energy Efficiency	165 39 2 A	Plot area Parking	303 Covered, Yes	Reference Number Property type Condition Bathrooms View	7200 House Under Construction 3 Sea view

Amenities	Location	
• Boof Cardon	Location: Kapparis	Region: Famagusta
Roof Garden	Coordinates: 35.057041908314 / 34.005743293387	



Price: €635 000 + VAT

VAT for this property is €39,832 or €120,650. 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 Exclu	Eveluded	Title transfer fee No.	one Common ovnenses	None
	Excluded	Price per SQM €3	Common expenses 848.00/m ²	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

€635 000 on Jun 27, 2025







