

### 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           | <b>139</b> |
| Covered Veranda        | <b>37</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>274</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>7202</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Sea view</b>           |

#### Amenities

- Roof Garden

#### Location

**Location:** Kapparis  
**Coordinates:** **35.057041908314 / 34.005743293387**

Region: **Famagusta**

## Price: €555 000 + VAT

VAT for this property is **€27,750** or **€105,450**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 993.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€555 000 on Jun 27, 2025



