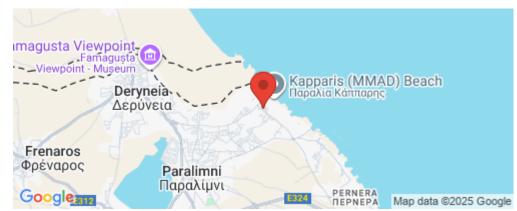


3 Bedroom House for Sale in Kapparis, Famagusta District

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 Ir	nfo	Additional info	
Covered Area Covered Veranda Total Number of Floors Energy Efficiency	139 37 2 A	Plot area Parking	274 Covered, Yes	Reference Number Property type Condition Bathrooms View	7202 House Under Construction 2 Sea view

Amenities
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 Excluded

Title transfer fee None

Price per SQM €3 993.00/m²

Common expenses None

Representative: RealDeal Estates

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Price change history

€555 000 on Jun 27, 2025













