

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 Info		Additional info	
Covered Area	140			Reference Number	7204
Covered Veranda	37	Plot area	290	Property type	House
Total Number of Floors	2	Parking	Covered, Yes	Condition	Under Construction
Energy Efficiency	A			Bathrooms	2
				View	Sea view

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

Price: €565 000 + VAT

VAT for this property is **€28,250** or **€107,350**. 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 Price per SQM	None €4 036.00/m²	Common expenses	None
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Representative: RealDeal Estates

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Price change history

€565 000 on Jun 27, 2025

