

## 3 Bedroom House for Sale in Kapparis, Famagusta District

Reference ID: #SA32005 Price details: €710,000 +VAT Located in northern Protaras, the villa is nestled between the beaches of Malama and Ayia Triada, with 5 additional beaches within a 2 km radius. Spacious modern living spaces, 3 large bedrooms, and a garden with private pool create a beautiful environment to enjoy comfortable living and the wonderful climate of east Cyprus. Available for sale four 3-bedroom villas. Covered area: 155 sq.m. Covered veranda: 41 sq.m. Plot size: 317-366 sq.m. Prices: €710,000 PLUS V.A.T ✖

### Property Info

Covered Area	<b>196</b>
Covered Veranda	<b>41</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Plot area	<b>317</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32005</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>

### Amenities

- Garden

### Location

**Location:** Kapparis

Coordinates: **35.048137158491 / 34.022661344526**

Region: **Famagusta**

## Price: €710 000 + VAT

VAT for this property is **€58,829** or **€134,900**. 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>€3 622.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€650 000 on Oct 19, 2023  
 €710 000 on Aug 30, 2024



