

4 Bedroom House for Sale in Kapparis, Famagusta District

Discover the charm of these stunning luxury villas in Protaras, just a short walk from famous sandy beaches. Located in the quiet neighbourhood of Kapparis, these villas provide easy access to shops, supermarkets, dining venues, and private schools in just a few minutes. There is a wide range of amenities, from first-class international restaurants to cosy cafes and local markets. The area also offers quick access to the motorway leading to Larnaca International Airport and allowing for hassle-free travel throughout the island.

This exceptional development comprises 14 detached villas, each with its own private pool, set on spacious plots. The contemporary design allows for a harmon...

Property Info

Covered Area	195
Covered Veranda	40
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Plot area	320
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	6922
Property type	House
Condition	Under Construction
Bathrooms	4

Amenities

- Parking

Location

Location: Kapparis Region: **Famagusta**
Coordinates: **35.050185 / 34.016958**

Price: €800 000 + VAT

VAT for this property is **€65,846** or **€152,000**. 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	Common expenses	None
		Price per SQM	€4 103.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€800 000 on Oct 8, 2025







