

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

The brand-new 3-bedroom apartment is part of a residential development consisting of eight blocks with 2-3 bedroom apartments and spacious penthouses, offering an opportunity to embrace the Mediterranean lifestyle with a blend of comfort and style. Nestled in the serene Kapparis neighborhood of Protaras, these apartments are in close proximity to the tourist area and the famous Ayia Triada beach.

Residents will enjoy easy access to shops, supermarkets, dining venues, and private schools, all just a few minutes away. Furthermore, the proximity to Larnaca International Airport and the motorway network makes traveling around the island as comfortable and convenient as possible.



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| Property Info          |                         | Plot / Area Info |                             | <b>Additional info</b>                   |                                   |
|------------------------|-------------------------|------------------|-----------------------------|--|-----------------------------------|
| Covered Area           | 138                     |                  |                             |  |                                   |
| Covered Veranda        | 25                      |                  |                             |  |                                   |
| Uncovered Veranda      | 32                      |                  |                             | Deference Nevelson                       | 7405                              |
| Floor Number           | 2                       | D 1              | Common, Yes<br>Covered, Yes | Reference Number Property type Condition | 7495 Apartment Under Construction |
| Total Number of Floors | 3                       | Pool             |                             |  |                                   |
| Furnishing             | Unfurnished             | Parking          |                             |  |                                   |
| Energy Efficiency      | Α                       |                  |                             | Bathrooms                                | 3                                 |
| Heating                | Autonomous Heating, Yes | 5                |                             |  |                                   |

## Amenities Location

• Parking Location: Kapparis Region: Famagusta

All rooms, Yes

Coordinates: 35.049728 / 34.01338

Air Conditioning



Price: €380 000 + VAT

VAT for this property is €19,000 or €72,200. 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 €2 754.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€380 000 on Oct 8, 2025















