

3 Bedroom House for Sale in Kapparis, Famagusta District

Located in the picturesque area of Kapparis in Protaras, these exquisite villas perfectly combine style, modern architecture, and a sense of privacy. Future owners will appreciate the proximity to sandy beaches, charming cafés, and gourmet restaurants. Essential amenities, shops, and services are within walking distance, while the excellent road connections allow easy access to the city center and key regional attractions. Designed with elegance and functionality in mind, the villas feature sleek geometric lines, floor-to-ceiling windows, and a harmonious palette of natural tones, creating a bright and inviting atmosphere. The development comprises spacious two-story villas with th...



Property Info

Covered Area	144
Covered Veranda	34
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	260
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	12786
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Kapparis                      Region: Famagusta  
Coordinates: 35.057076 / 34.005886

## Price: €551 000 + VAT

VAT for this property is **€27,550** or **€104,690**. 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>~€18 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 826.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€551 000 on Oct 8, 2025











