


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	145
Covered Veranda	34
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	249
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	12789
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Kapparis Region: **Famagusta**
Coordinates: **35.057076 / 34.005886**

Price: €553 000 + VAT

VAT for this property is **€27,650** or **€105,070**. 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	~€18 720.00	Common expenses	None
		Price per SQM	€3 814.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€553 000 on Oct 8, 2025





