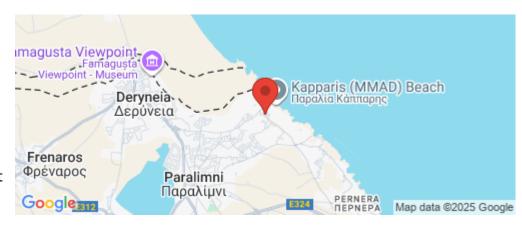


## 3 Bedroom House for Sale in Kapparis, Famagusta District

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		Plot / Area Info		Additional info	
Covered Area	145				
Covered Veranda	34	Plot area Pool Parking	249 Yes Covered, Yes	Reference Number Property type Bathrooms	12789 House 2
Furnishing	Unfurnished				
Energy Efficiency	A				
Heating	Central Heating, Yes	raikiliy	Covereu, res	Datilioonis	2
Air Conditioning	All rooms, Yes				

## Amenities Location

• Parking 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

Price per SQM €3 814.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€553 000 on Oct 8, 2025



























