

## 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... X

| Property Info     |                             | Plot / Area Info |                     | Additional info  |              |
|-------------------|-----------------------------|------------------|---------------------|------------------|--------------|
| Covered Area      | <b>145</b>                  |                  |                     |                  |              |
| Covered Veranda   | <b>34</b>                   |                  |                     |                  |              |
| Furnishing        | <b>Unfurnished</b>          | Plot area        | <b>266</b>          | Reference Number | <b>12792</b> |
| Energy Efficiency | <b>A</b>                    | Pool             | <b>Yes</b>          | Property type    | <b>House</b> |
| Heating           | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Bathrooms        | <b>2</b>     |
| Air Conditioning  | <b>All rooms, Yes</b>       |                  |                     |                  |              |

| Amilities | Location   | Region           |
|-----------|--|------------------|
| • Parking | <b>Location:</b> Kapparis<br>Coordinates: <b>35.057076 / 34.005886</b> | <b>Famagusta</b> |

## Price: €542 000 + VAT

VAT for this property is **€27,100** or **€102,980**. 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<br>Price per SQM | <b>~€18 280.00</b><br><b>€3 738.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€542 000 on Oct 8, 2025







