


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			Reference Number	12792
Furnishing	Unfurnished	Plot area	266	Property type	House
Energy Efficiency	A	Pool	Yes	Bathrooms	2
Heating	Central Heating, Yes	Parking	Covered, Yes		
Air Conditioning	All rooms, Yes				

Amenities

Location

- Parking

Location: Kapparis

Region: **Famagusta**

Coordinates: **35.057076 / 34.005886**

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	Excluded	Title transfer fee	~€18 280.00	Common expenses	None
		Price per SQM	€3 738.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€542 000 on Oct 8, 2025

