



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

Lovely, Detached, Three-bedrooms house for sale in Kapparis area, Famagusta. The project is located only 700 meters from picturesque sandy beaches and amenities. As a residential tourist area, restaurants, shops, and entertainment is available all year and can be reached by foot in only a few minutes. Positioned at the juncture of the main road to downtown Protaras and the road to the municipality center of Paralimni, Kapparis is a great location to quickly and easily reach the entirety of east Cyprus.



Three - Bedrooms House for sale in Kapparis area, Protaras. The property has approximately 140sq.m of internal covered area, 14sq.m of covered veranda and 14sq.m of uncovered veran...

#### Property Info

Covered Area	<b>139</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>452</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>54080</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

#### Amenities

- Guest WC

#### Location

**Location:** Kapparis  
**Coordinates:** **35.048118959827 / 34.018206504104**

Region: **Famagusta**



## Price: €655 000 + VAT

VAT for this property is **€32,750** or **€124,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 712.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€655 000 on Nov 29, 2025





