

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

Three Bedroom Villa For Sale in Kapparis with Title Deeds Available  Discover this contemporary villa, ideally positioned just 300 metres from Malama Beach in Protaras. Designed with a focus on natural elegance, the property features an architectural blend of wood and stone that harmonises beautifully with its surroundings. The villa offers spacious, well-appointed bedrooms and an expertly planned open-concept living area. Floor-to-ceiling windows create a seamless connection between the interior spaces and the outdoor entertainment area, complete with a lush landscaped garden and private swimming pool. On the upper level, residents can enjoy panoramic sea...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **143**

Reference Number **epcc5629**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

#### Location

**Location:** Kapparis                      Region: **Famagusta**  
 Coordinates: **35.0248 / 34.0305**

## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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>~€21 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 406.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€630 000 on Dec 2, 2025







