

# 4-bedroom Sea View Villa in Kapparis for Sale

**FOR SALE - € 635,000 + VAT EUR**



<https://www.mayfaircyprus.net/p/251063>

Prop No. **251063**  
 City: **Famagusta**  
 Area: **Protaras**  
 Bedrooms: **4 Bedrooms**  
 Bathrooms: **2 Baths**  
 Covered area: **171 m<sup>2</sup>**  
 Covered Veranda: **36 m<sup>2</sup>**  
 Plot: **303 m<sup>2</sup>**  
 Title deeds: **After construction**  
 Property Type: **Detached**  
 Condition: **New**  
 Delivery Date: **December 2026**

This exclusive development consists of 16 villas, located just 2 minutes by car or a 15-minute walk from Kapparis Beach.

This two-storey villa sits on a plot of 303 sqm and offers an internal area of 171 sqm.

The ground floor features a spacious open-plan kitchen, living room, and dining area. Upstairs, there are three bedrooms, including a master bedroom with en-suite bathroom, while the other two bedrooms share a main bathroom. Additional features include a covered veranda of 36 sqm, a roof garden of 38 sqm, offering sea views.

Villa includes a private swimming pool, a landscaped garden with a BBQ area, a covered parking and a storage room. Provisions are in place for air conditioning, central heating, and the villas are built to Energy Efficiency Class A standards.

The project is currently under construction and is scheduled for completion in December 2026.

## Property features

- BBQ Area
- Balcony
- Close to the Beach
- Covered Parking
- Double Glazing
- En-suite
- Granite Worktop
- Intercom System
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Pool
- Private Roof Garden
- Sea View
- Solar Panels
- Store Room



Corner of 1 Arch Makariou III & Gr Afxentiou Ave.  
Shop 7, Akamia Centre, 6017, Larnaca, Cyprus  
Tel: +357 248 187 30< Fax: +357 248 187 740  
E-mail: [info@mayfaircyprus.com](mailto:info@mayfaircyprus.com)  
Website: [www.mayfaircyprus.com](http://www.mayfaircyprus.com)

