



## 3 Bedroom Magnificent Villa - Kapparis, Paralimni, Famagusta



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 639,764.3

### Location

Country: Cyprus  
Posted: Oct 13, 2025  
Description:

This wonderful villa is located in Kapparis area, Paralimni, Famagusta.

Kapparis is a charming coastal resort in the Famagusta district, known for its relaxed atmosphere and beautiful sandy beaches. Open year-round, the area offers a variety of restaurants, cafes, and shops, making it ideal for both permanent living and holiday escapes. With easy access to the vibrant towns of Paralimni and Protaras, Kapparis combines a tranquil seaside lifestyle with all modern conveniences.

This elegant 3-bedroom villa is part of an exclusive brand-new development comprising just 16 luxury



residences. Designed to offer a modern Mediterranean lifestyle, the property perfectly combines comfort, functionality, and sophisticated living.

Upon entering, you're welcomed into a bright open-plan layout that seamlessly connects the living, dining, and kitchen areas. Large patio doors flood the space with natural light and provide direct access to the covered veranda and the villa's private sparkling swimming pool—ideal for relaxing or entertaining under the Cyprus sun.

The first floor hosts three well-appointed bedrooms, including a spacious master suite complete with ensuite facilities. The remaining two bedrooms share a contemporary family bathroom, offering ample accommodation for family and guests. A staircase leads to the rooftop garden, where panoramic views create the perfect setting for sunset gatherings and tranquil evenings.

Outdoors, the villa offers a private covered parking space, photovoltaic system, and an impressive Energy Efficiency A rating, ensuring both sustainability and reduced running costs.

Whether as a holiday retreat, family home, or investment opportunity, this villa delivers the ultimate combination of modern luxury and prime location.

New: Yes

## Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 145 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.685.578

