

# 3 Bedroom Villa in Kapparis, Famagusta

For Sale : **€ 635,000**

**Description**
Contemporary Coastal Living – 3-Bedroom Villa in Kapparis
This elegant 3-bedroom villa in Kapparis offers the perfect balance of modern design, coastal charm, and refined comfort. Thoughtfully planned to maximize natural light and outdoor space, it provides an idyllic retreat just minutes from some of Cyprus's most beautiful beaches.
Design & Architecture
Crafted with a sleek architectural vision, the villa combines clean lines with expansive interiors, creating a home that is both functional and visually striking.
Open-plan living and dining areas that flow effortlessly into the kitchen
Floor-to-ceiling windows framing garden and pool views
Thoughtful layouts designed for privacy, comfort, and everyday convenience
Interiors & Finishes
Inside, the villa reflects a minimalist aesthetic enriched with premium materials and refined details:
Three spacious bedrooms, including a luxurious master suite with en-suite bathroom
Modern kitchen with sleek cabinetry and quality worktops
Elegant bathrooms finished with contemporary ceramics and fittings
Refined flooring and large windows that flood the interiors with natural light
Outdoor Living
The villa embraces the essence of Mediterranean living, with outdoor areas designed for relaxation and entertainment:
Private swimming pool surrounded by landscaped terraces
Wide verandas perfect for alfresco dining or evening gatherings
Garden space offering privacy and serenity
Location
Situated in the highly desirable Kapparis area, the villa offers a lifestyle where tranquility meets convenience:
Minutes from sandy beaches and coastal promenades
Walking distance to restaurants, cafés, and essential amenities
Easy access to Protaras, Ayia Napa, and Larnaca International Airport
Lifestyle & Living Experience
The 3-bedroom villa is ideal for families, couples, or investors seeking a stylish modern home close to the sea. With its seamless blend of architecture, luxury, and location, it represents a rare opportunity to enjoy contemporary coastal living in one of Cyprus's most sought-after seaside communities.

## Details

Property Type: **House**
Website
Status: **Available**
Unit Number: **12**

## Main Features

Property Subtype: **Mansion/Villa**
Bathrooms: **4**
Construction Stage: **Off-plan**
Covered Parking: **1**
Bedrooms: **3**

## Area

Internal Area: **139m²**
Covered Area: **153m²**
Covered Verandas: **14m²**
Plot Area: **343m²**
Uncovered Verandas: **14m²**
Total Area: **167m²**

## Further Details

Alarm, Secure Door, Private Swimming Pool