



**VIVO**  
REALTY



## BEAUTIFULLY 3-BEDROOM VILLA IN KAPPARIS AREA WITH OPTIONAL ROOF GARDEN

[📍 Famagusta, Kapparis](#)

179869





<b>Price</b>	€750,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	3	<b>Bathrooms</b>	4
<b>Covered</b>	146.5 m <sup>2</sup>	<b>Covered veranda</b>	26.8 m <sup>2</sup>
<b>Uncovered veranda</b>	0 m <sup>2</sup>	<b>Plot</b>	426 m <sup>2</sup>
<b>Status</b>	Off plan	<b>Energy efficiency rating</b>	A
<b>Area</b>	Famagusta, Kapparis		

## Description

This modern villa is nestled between the picturesque beaches of Malama and Ayia Triada, which boasts spacious modern living space, private swimming pool and quality finishes.

Located in Protaras, in the friendly residential neighborhood of Kapparis, the villa is only 500 meters from the beautiful beach and traditional harbor of Ayia Triada, with 5 other beaches within a 2 km radius, with shopping, groceries, and restaurants only 200 metres away. Enjoy a plethora of amenities right at your fingertips, from premiere international restaurants to traditional cafes and markets. Some of the island's most beautiful beaches are just moments away while hospitals and international schools are a 5 to 10 minute drive. Larnaca international airport is a short 55-minute drive via the highway, allowing for ease of travel to and from the island.

It has gated entrance with private parking and provide green area for garden and plantings. Optional roof garden provide the perfect vantage point from which to enjoy views of the Mediterranean Sea and the surrounding coastline.

### FEATURES

- . Modern kitchen including breakfast bar
- . Italian floors
- . Marble stairs
- . Bedrooms with en-suite
- . Private skimmer swimming pool with mosaic tiles
- . Gated entrance
- . High quality aluminium windows
- . Thermal panels for high energy efficiency
- . Roof garden option available
- . Alarm system provision
- . Sound system provision
- . Lower level option available



### Office Properties

Office Administrator

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## Facilities

Parking, Uncovered

Pool, Private

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## Features

Thermal insulation

Combined kitchen and dining area

Next to green area

Garden

Internal stairs

Bright

Mosaic tiles

Alarm system, Provision

Veranda

En suite Bathroom

Luxury specifications

Modern design

Walking distance to beach

Near amenities

Marble stairs

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## Distances

**Airport**

55 km

## Floor plans

