

<b>Property Code:</b>	9211	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Kapparis	<b>Internal Area:</b>	171 m <sup>2</sup>
<b>Plot Area:</b>	303 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan		

#### Property features:

Barbeque	Covered Parking	Detached	Outdoor Shower
Pergola	Provision for Air-conditioning	Provision for Central Heating	Roof Garden
Storage	Swimming Pool	Walk-in-Wardrobe	

#### Description:

## NEW 4 Bed Villas in Kapparis for sale

The new project is located in the charming and peaceful neighbourhood of Kapparis in Protaras, surrounded by wide sidewalks, green spaces, and pedestrian-friendly crossings, and just 5 minutes away from the area's picturesque beaches. This modern development comprises 16 luxurious three-bedroom villas, complemented by a convenient mini market at the entrance to meet the residents' daily needs. Designed with bioclimatic principles and incorporating cutting-edge innovations, the project are the perfect choice for those seeking homes that seamlessly blend modern aesthetics with energy efficiency. The project is rated Energy Class A, and each villa features its own independent photovoltaic system. The minimalist design emphasises natural materials and textures, with striking geometric lines and thoughtfully integrated green spaces. Expansive windows invite natural light to fill the interiors, creating a seamless flow between indoor and outdoor living areas. The pool, open terraces, and lush gardens harmoniously coexist with the interior spaces, offering an atmosphere of relaxation and comfort. The villas feature spacious, ergonomically designed interiors that ensure practicality and ease of living. Neutral, natural tones enhance the sense of tranquility, serving as a refined backdrop for a home of exceptional style. It is ideal for permanent residence, vacation homes, or investment opportunities. Located in Kapparis, a vibrant area active all year-round, the project is close to a range of amenities, dining options, and several Blue Flag-awarded beaches. In just five minutes, residents can access most of the scenic beaches of Protaras.

Moreover, the project is conveniently located near the New Paralimni Marina, a hub that will feature world-class restaurants and international fashion brands in addition to boat docking. This exciting development is expected to increase the investment value of properties in Kapparis, Agia Triada, and Pernera. For those seeking a seaside home with the comforts of a modern urban lifestyle, this is an exceptional choice.

Situated close to Paralimni, the largest urban center of the Free Famagusta Region, residents have access to private and public schools, hospitals, diverse shopping options, restaurants, and cafes.

Paralimni also boasts a vibrant cultural calendar all year-round. Whatever your aspirations, the project offers a great opportunity to invest in your future and create unforgettable moments in your own unique home!







