

## 4 Bedroom House for Sale in Kapparis, Famagusta District

The project consists of 4 luxury villas, each of 3 floor. 4 large bedrooms provide the perfect combination of luxury and tranquillity. The architectural concept consists of natural materials such as wood and stone with blends into the surrounding environment. The villas are situated in generous seafront plots providing privacy and uninterrupted sea views. Gated for ultimate privacy, the villas feature high-end finishes such as heated swimming pools, fireplaces, and large landscaped gardens.

Exquisite Materials

Impeccable interior planning maximises the space and light of each residence, complemented by the highest-spec details for a contemporary vibe of minimalist luxur...

### Property Info

Covered Area	<b>498</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1052</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>35361</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Construction Year	<b>2022</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €3 200 000 + VAT

VAT for this property is **€473,060** or **€608,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 426.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€2 700 000 on May 24, 2024

€3 200 000 on Apr 26, 2025









