



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

Lovely three bedroom house (with extra maids room ) located in Kappari of Paralimni is available now. The house is built in two levels and is near the sea. It has internal covered area 126 square meters and the plot size is 980 square meters. On the ground floor there is an open- plan kitchen, dining and living room, a bar and a guest w/c. On the first floor there are three spacious bedrooms, all with fitted wardrobes. There is also a family bathroom on the first floor and a balcony to enjoy your coffee . Outside of this house there is a nice big garden with trees and flowers, with automatic watering system and large parking space for four cars. Also there are two large verandas, a g...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**126**  
**Furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Parking

**980**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**25813**  
**House**  
**Brand New**  
**3**  
**Sea view**

#### Amenities

#### Location

- Guest WC

**Location:** Kapparis  
**Coordinates:** **35.0492197 / 34.0158398**

Region: **Famagusta**



## Price: €680 000 + VAT

VAT for this property is **€34,000** or **€129,200**. 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>€5 397.00/m<sup>2</sup></b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
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## Price change history

€620 000 on Jul 13, 2024  
€550 000 on Nov 18, 2025  
€680 000 on Feb 10, 2026

















