

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

Modern 3-bedroom villa with private pool located in an exclusive area in Kapparis within few feet away from the beach and all near by amenities.



This amazing villa with plenty of natural light throughout consists of an open plan fully equipped kitchen, living/dining area that leads directly onto the outside pool terrace. First floor, 3-spacious bedrooms with built in wardrobes whilst master bedroom enjoys an en-suite and other 2-bedrooms sharing one good size of family bathroom. Villa benefits from its big size of plot, landscaped garde, private swimming pool and BBQ area ideal alfresco dining and enjoy Cyprus sunshine. HIGH RENTAL POTENTIAL/TITLE DEEDS.

### Property Info

Covered Area	<b>138</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>355</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>872</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Kapparis      Region: **Famagusta**  
**Coordinates:** **35.055653 / 34.010457**

**Price: €569 000 + VAT**

VAT for this property is **€28,450** or **€108,110**. 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>~€19 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 123.00/m<sup>2</sup></b>		

**Representative: Sweet Home Estates**

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
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**Price change history**

€569 000 on Sep 10, 2023





























