


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

Stunning and spacious four bedroom villa located in a prime location within few feet away from Malama beach in Kapparis and all near by amenities that Kapparis has to offer. 

This stylish and elegant villa with plenty of natural light throughout finished to a high standard materials. Property features a spacious fully equipped kitchen, open plan living/dining area that leads directly onto the outside pool terrace. First floor, 4-spacious bedrooms with built in wardrobes.

The exteriors with plenty of seating and sunbathing areas, covered BBQ, ideal for alfresco dining and mature gardens to create additional privacy.

An ideal home for permanent residence as well as fo...

### Property Info

Covered Area	<b>235</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>410</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>1926</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Kapparis      Region: **Famagusta**  
**Coordinates:** **35.053826 / 34.01572**

## Price: €1 100 000 + VAT

VAT for this property is **€110,702** or **€209,000**. 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>~€40 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 681.00/m²</b>		

## Representative: Sweet Home Estates

Registration number	<b>504</b>	Email	<b>sales@sweethome.cy</b>
License number	<b>165/E</b>	Legal name	<b>N/A</b>
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## Price change history

€850 000 on Sep 10, 2023

€1 100 000 on Mar 13, 2024













