

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

This brand new modern 4-bedroom villa located in Malama beach with beautiful sea views providing the perfect combination of luxury and tranquility with just a walk away from local amenities. 

The architectural concept consists of natural materials such as wood and stone which blends into the surrounding environment. The clean architectural lines of the villa are perfectly complemented by stylish elegant interiors and minimalist landscaped gardens that lead the eye out towards to the breath-taking sea views. Villas are gated for privacy and feature high-end finishes such as heated swimming pool, fireplace and landscaped gardens.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>485</b>	Plot area	<b>1052</b>	Reference Number	<b>2220</b>
Heating	<b>Central Heating, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>4</b>
				View	<b>Sea view</b>

Amenities	Location	
• BBQ zone	<b>Location:</b> Kapparis Coordinates: <b>35.054678189667 / 34.015242102655</b>	Region: <b>Famagusta</b>

## Price: €3 200 000 + VAT

VAT for this property is **€469,443** 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 Price per SQM	<b>None</b> <b>€6 598.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Sweet Home Estates

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## Price change history

€2 700 000 on Sep 10, 2023

€3 050 000 on Mar 14, 2024

€3 200 000 on Sep 5, 2025







