


## 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

Covered Area **485**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1052**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **2220**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- BBQ zone

### Location

**Location:** Kapparis  
 Region: **Famagusta**  
 Coordinates: **35.054678189667 / 34.015242102655**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 598.00/m<sup>2</sup></b>		

## 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







