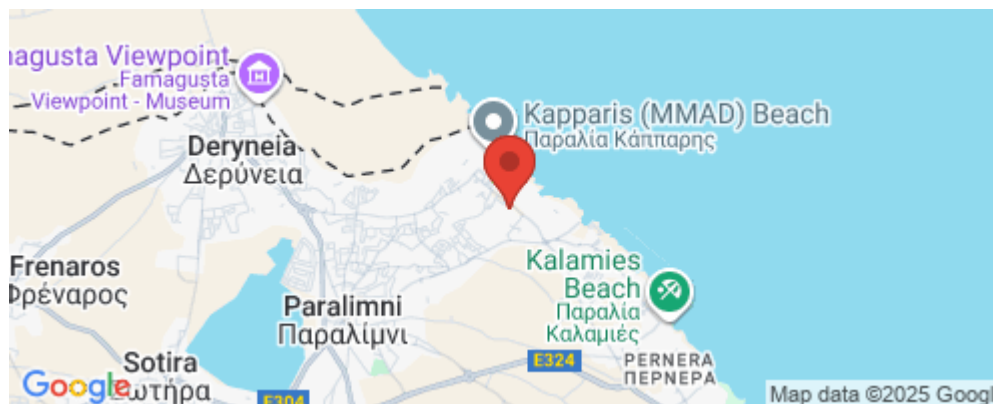


## 4 Bedroom House for Sale in Kapparis, Famagusta District

- 4 bedrooms
- 4 W/C
- Internal Area 273m<sup>2</sup>
- Verandas 45m<sup>2</sup>
- Roof Garden 50m<sup>2</sup>
- Plot Area 425m<sup>2</sup>
- Smart Home System
- A/C
- Underfloor Heating
- Sauna
- Lift
- Sea View
- Walking distance from the sea



### Property Info

Covered Area	<b>273</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>425</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>9944</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Kapparis  
**Coordinates:** **35.053173634998 / 34.009789878359**

**Region:** **Famagusta**

## Price: €1 300 000 + VAT

VAT for this property is **€147,000** or **€247,000**. 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>€4 762.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€1 300 000 on Jan 30, 2025







