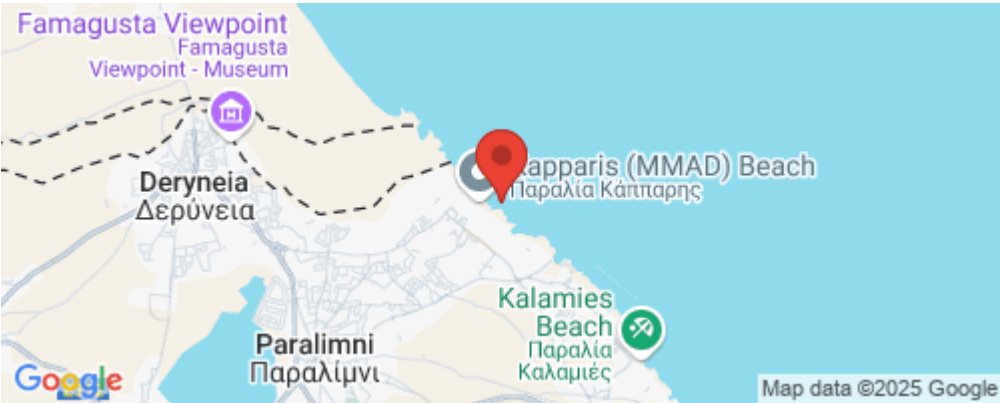


4 Bedroom House for Sale in Kapparis, Famagusta District

This exquisite 4 bedroom villa in the Kapparis area is just 30 meters from a beautiful sandy beach, offering stunning sea views. The villa boasts spacious living areas, a modern kitchen, and stylish bedrooms. Enjoy outdoor living with a private pool and a luxurious roof garden, perfect for relaxing or entertaining. Located close to local amenities such as shops, restaurants, and schools, this villa provides the ideal blend of comfort, luxury, and convenience, making it a perfect coastal retreat.



Property Info

Covered Area	160
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	10243
Property type	House
Condition	Under Construction
Bathrooms	3

Amenities

Location	
Location:	Kapparis
Region:	Famagusta
Coordinates:	35.0592728 / 34.013377

## Price: €760 000 + VAT

VAT for this property is **€44,650** or **€144,400**. 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>€4 750.00/m²</b>		

## Representative: M Residence

Registration number	<b>791</b>	Email	<b>hello@mresidence.com</b>
License number	<b>363/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722261516, +35770087600</b>			

## Price change history

€760 000 on Apr 10, 2025



