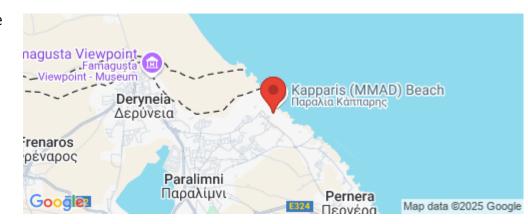


## 4 Bedroom House for Sale in Kapparis, Famagusta District

This unique and modern 4 bedroom villa is located in a superb spot in the popular tourist resort of Kapparis, the sandy beach is just 100 metres away!



Set on a new development of 6 elite villas, this beautiful property has a 50 m2 roof garden with amazing sea views, a private swimming pool with jacuzzi elements and much more.

## Features include:

Fire alarm

Smart Home security system

Elevator

LED lights

Underfloor heating

Remote access to control lights, air conditions, shutters

Games Room (basement)

Room for Gym (basement)

Laundry Room (basement)

Sauna / Steam Bath Room (basement)

Just a short stroll away ar...



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Reference Number 10559

House

Property type Condition

**Brand New** 

View Sea view

Covered Area Heating Air Conditioning

• Guest WC

273 **Underfloor Heating, Yes** All rooms, Yes

Pool **Parking** 

Plot area

Yes **Uncovered, Yes** Bathrooms

425

Region: Famagusta

**Amenities** Location

**Location:** Kapparis

Coordinates: 35.057760104051 / 34.008363323886



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 Excluded Title transfer fee None
Price per SQM €4 762.00/m² Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€1 300 000 on May 2, 2025



































https://index.cy/sale/7261210









