

## 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...

### 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>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>10559</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Kapparis 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/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 300 000 on May 2, 2025

















