

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

Experience refined coastal living with a blend of modern design and effortless elegance in this remarkable sea view villa. Perfectly situated just minutes from the shoreline and close to year-round amenities, restaurants, and services, this home offers a convenient and luxurious lifestyle.



As you enter, you'll find an open-plan layout featuring a sleek kitchen, dining area, and living space. The kitchen's marble countertop is ideal for preparing home-cooked meals, and it flows seamlessly into the bright dining area. The living room provides a cozy retreat with views of your private overflow pool through floor-to-ceiling, double-glazed doors that provide thermal and sound in...

Property Info		Plot / Area Info		Additional info	
				Reference Number	17829
Covered Area	159	Plot area	352	Property type	House
Heating	Central Heating, Yes	Pool	Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	3
				View	Sea view

Amenities Location

• Guest WC Region: Kapparis Region: Famagusta

Coordinates: **35.05660903677** / **34.01070646794** 



**Price: €800 000 + VAT** 

VAT for this property is €46,340 or €152,000. 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 €5 031.00/m²

Common expenses None

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

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## **Price change history**

€800 000 on May 2, 2025

























































