

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

Covered Area	159
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	352
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	17829
Property type	House
Condition	Brand New
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

**Location:** Kapparis  
**Coordinates:** 35.05660903677 / 34.01070646794

**Region:** Famagusta

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 031.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€800 000 on May 2, 2025





















