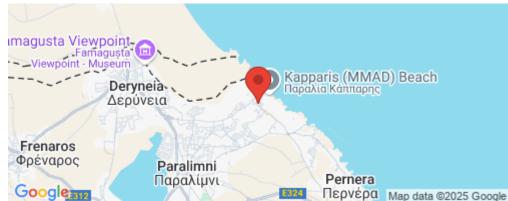


## 3 Bedroom House for Sale in Kapparis, Famagusta District

A stunning 3 bedroom villa with private pool set in a prime coastal location in the popular all-year round resort of Kapparis. This modern property is set on a new build development of 16 luxurious villas and enjoys close walking distance to beautiful beaches and a wide array of amenities.



The villa features spacious, ergonomically designed interiors that ensure practicality and ease of living. Neutral, natural tones enhance the sense of tranquility, serving as a refined backdrop for a home of exceptional style. Expansive windows invite natural light to fill the interiors, creating a seamless flow between indoor and outdoor living areas. The pool, open terraces, and lush gardens h...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	170 All rooms, Yes	Plot area Pool Parking	298 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	18071 House Brand New 2

Amenities Location

• Guest WC

Location: Kapparis Region: Famagusta

Coordinates: 35.056974627269 / 34.005924245767



**Price: €615 000 + VAT** 

VAT for this property is **€40,879** or **€116,850**. 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 €3 618.00/m²

Common expenses None

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

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Phone: **+35723811058** 

## **Price change history**

€569 000 on May 2, 2025 €557 000 on Jun 13, 2025 €615 000 on Jul 11, 2025





























