

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 | 170 | Plot area | 298 | Reference Number | 18071 |
| Air Conditioning | All rooms, Yes | Pool | Yes | Property type | House |
| | | Parking | Covered, Yes | Condition | Brand New |
| | | | | Bathrooms | 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 618.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
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Price change history

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





