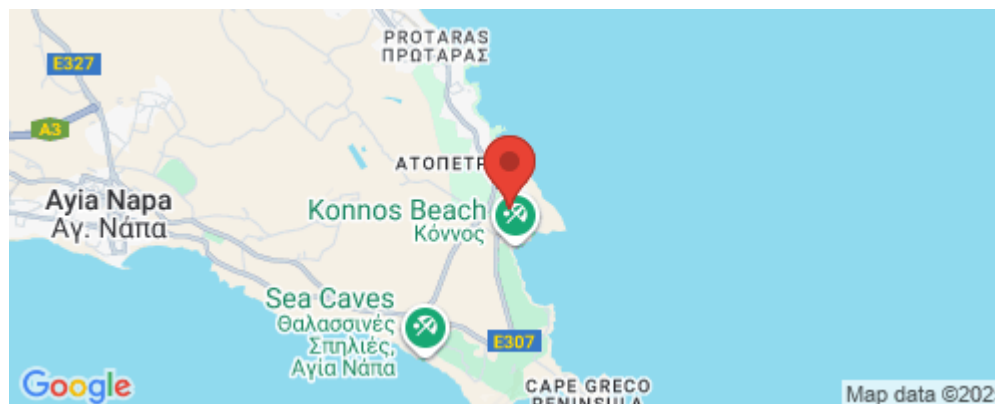


## 4 Bedroom House for Sale in Cape Greko, Famagusta District

For sale off-plan, this modern detached villa in Cape Greko offers 168 m<sup>2</sup> of thoughtfully designed internal space, providing a spacious and comfortable layout ideal for families or holiday home seekers. The property includes four well-proportioned bedrooms and three stylish bathrooms. A guest WC is also available on the ground floor. Buyers have the option to add a sea-view roof terrace, enhancing the villa's appeal with panoramic coastal views.



Designed with modern living in mind, the villa features open-plan living areas bathed in natural light, seamlessly connecting indoor and outdoor spaces. The private swimming pool and spacious garden create the perfect setting for relaxat...

### Property Info

Covered Area **169**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **452**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **18758**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Cape Greko  
Coordinates: **34.98935208663 / 34.068921931005**

Region: **Famagusta**

## Price: €1 350 000 + VAT

VAT for this property is **€88,749** or **€256,500**. 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>€7 988.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€1 250 000 on May 2, 2025

€1 350 000 on Jun 26, 2025



