

3 Bedroom House for Sale in Kapparis, Famagusta District

For sale: This off-plan detached villa offers comfortable and elegant living in the sought-after area of Kapparis. With an internal living area of 138 m², this home has been designed with modern families in mind. It features three spacious bedrooms and three contemporary bathrooms, ensuring plenty of room and privacy for everyone. An optional basement is available, perfect for those seeking additional storage or recreational space.



The villa includes a private swimming pool set within a serene outdoor area, ideal for relaxing or enjoying time with friends and family. Large windows enhance natural light throughout, creating a warm and inviting atmosphere inside. The property is loc...

Property Info

Covered Area **139**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

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

Additional info

Reference Number **18792**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

Amenities

- Guest WC

Location

**Location:** Kapparis  
**Coordinates:** **35.047509293779 / 34.017770280932**

Region: **Famagusta**

## Price: €675 000 + VAT

VAT for this property is **€33,750** or **€128,250**. 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>€4 856.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€582 000 on May 2, 2025  
 €655 000 on Jul 25, 2025  
 €675 000 on Aug 22, 2025





