

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

Contemporary Villas in Kapparis – Modern Luxury by the Sea

This exclusive collection of modern villas in the highly desirable Kapparis area offers a perfect fusion of cutting-edge architecture and elegant comfort. Thoughtfully designed with an open-plan layout and floor-to-ceiling windows, each residence is bathed in natural light, creating a bright, expansive atmosphere.

Property Highlights:

Private swimming pool and spacious outdoor living areas

Sleek, minimalist interiors with high-end finishes

Designed for seamless indoor-outdoor living

Just minutes from beautiful beaches, restaurants, and local amenities

Ideal for permanent residences...

### Property Info

Covered Area	<b>153</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>14</b>

### Plot / Area Info

Plot area	<b>452</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>236787</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €600 000 + VAT

VAT for this property is **€31,647** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 922.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€600 000 on May 8, 2025

