

3 Bedroom House for Sale in Kapparis, Famagusta District

Contemporary Coastal Living – 3-Bedroom Villa in Kapparis

This elegant 3-bedroom villa in Kapparis offers the perfect balance of modern design, coastal charm, and refined comfort. Thoughtfully planned to maximize natural light and outdoor space, it provides an idyllic retreat just minutes from some of Cyprus’s most beautiful beaches.

Design & Architecture

Crafted with a sleek architectural vision, the villa combines clean lines with expansive interiors, creating a home that is both functional and visually striking.

Open-plan living and dining areas that flow effortlessly into the kitchen

Floor-to-ceiling windows framing garden and pool views

Tho...

Property Info

Covered Area	153
Covered Veranda	14
Uncovered Veranda	14

Plot / Area Info

Plot area	452
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	236787
Property type	House
Bathrooms	4

Amenities

- Parking

Location

Location: Kapparis Region: **Famagusta**

Price: €675 000 + VAT

VAT for this property is **€35,603** 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	Excluded	Title transfer fee	~€23 600.00	Common expenses	None
		Price per SQM	€4 412.00/m²		

Representative: MySpace

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Price change history

€600 000 on May 8, 2025
 €675 000 on Sep 13, 2025

