

### 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	<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>
Parking	<b>Covered, Yes</b>

#### Additional info

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

#### 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	<b>Excluded</b>	Title transfer fee	<b>~€23 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 412.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

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

