

3 Bedroom House for Sale in Kapparis, Famagusta District

This stunning modern 3-bedroom villa is nestled in the highly desirable, year-round resort of Kapparis, just a short walk from beautiful beaches and a lively array of local amenities. Thoughtfully designed to harmonize with Cyprus’s Mediterranean charm, the villa boasts contemporary architecture, clean lines, and an abundance of natural light that enhances its elegant aesthetic.



Set on a spacious plot, the property features generously sized bedrooms, chic bathrooms, and a seamless indoor-outdoor layout. The living area is designed for both comfort and sophistication, with floor-to-ceiling windows that open up to a lovely landscaped garden and private swimming pool, creating an id...

Property Info		Plot / Area Info		Additional info	
				Reference Number	19031
Covered Area	130	Plot area	338	Property type	House
Air Conditioning	All rooms, Yes	Pool	Yes	Condition	Pre-Owned
		Parking	Uncovered, Yes	Bathrooms	3
				View	Sea view
Amenities		Location			
• Garden		Location: Kapparis		Region: Famagusta	
		Coordinates: 35.051900911207 / 34.01744007542			

Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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	Excluded	Title transfer fee	~€18 600.00	Common expenses	None
		Price per SQM	€4 231.00/m²		

Representative: Purple International Real Estate

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Price change history

€550 000 on May 21, 2025





