

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

Covered Area
Air Conditioning

130
All rooms, Yes

Plot / Area Info

Plot area
Pool
Parking

338
Yes
Uncovered, Yes

Additional info

Reference Number
Property type
Condition
Bathrooms
View

19031
House
Pre-Owned
3
Sea view

Amenities

- Garden

Location

Location: Kapparis
Coordinates: 35.051900911207 / 34.01744007542

Region: Famagusta

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



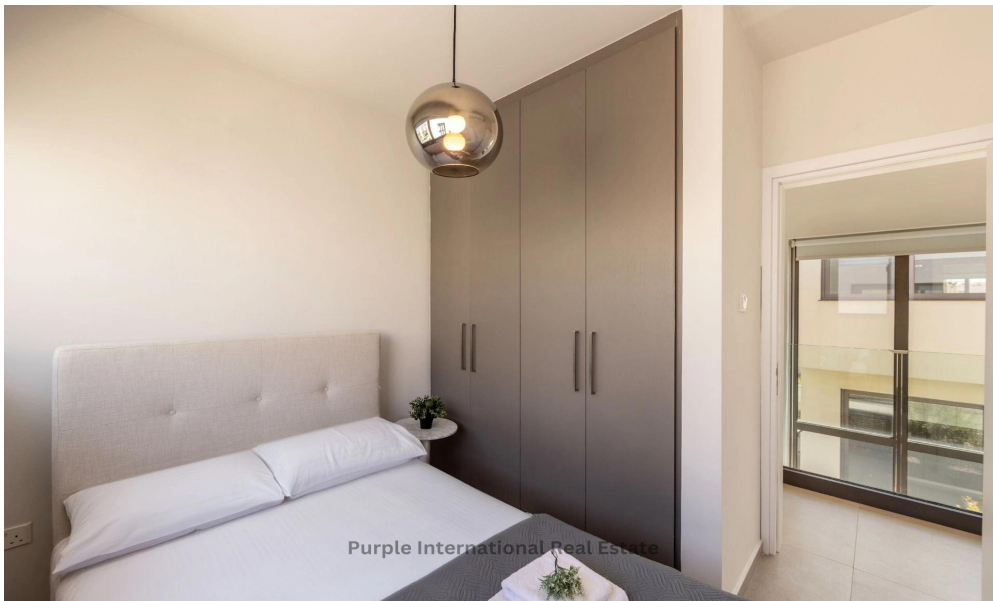




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