

## 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	
	130 All rooms, Yes			Reference Number	19031
Covered Area Air Conditioning		Plot area	338	Property type	House
		Pool	Yes	Condition	<b>Pre-Owned</b>
		Parking	<b>Uncovered, Yes</b>	Bathrooms	3
				View	Sea view

Amenities	Location		
• Cardon	Location: Kapparis	Region: Famagusta	
• Garden	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

Price per SQM €4 231.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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## **Price change history**

€550 000 on May 21, 2025

















