

## 3 Bedroom House for Sale in Kapparis, Famagusta District

Ideally located in Kapparis secluded neighborhood this luxurious development with private gardens and gated entrance is set apart from competition with its astonishing exterior architecture and island chic interior design. With covered parking areas and private gardens it will be a hidden paradise walking distance from the coast.

### Property Info

Covered Area **132**  
Energy Efficiency **C**

### Plot / Area Info

Plot area **283**

### Additional info

Reference Number **VL48521**  
Property type **House**  
Bathrooms **3**

### Amenities

### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €524 000 + VAT

VAT for this property is **€26,200** or **€99,560**. 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>~€17 560.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 970.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€524 000 on Jun 17, 2025





