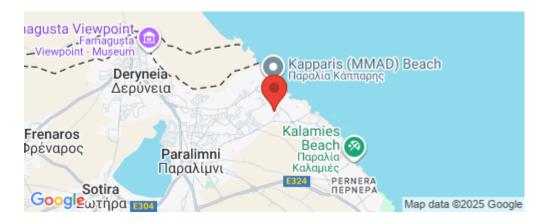


## 2 Bedroom Apartment for Sale in Kapparis, Famagusta District

Discover this stylish 2-bedroom penthouse located just a short walk from beautiful sandy beaches and local amenities.



This top-floor residence offers spacious interiors, private covered parking, and access to a wide range of resort-style facilities — including swimming pools, a spa, kids' playground, tennis and football courts. Designed for both comfort and leisure, the penthouse combines privacy with the vibrant atmosphere of a coastal community.

Perfect as a holiday home, investment, or permanent residence, this modern penthouse invites you to enjoy the Mediterranean lifestyle in a well-established seaside setting.

Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda Floor Number Total Number of Floors Furnishing	85 15 2 2 Furnished	Pool Parking	Common, Yes Covered, Yes	Reference Number Property type Condition Construction Year Bathrooms View	8014 Apartment Pre-Owned 2024 2 Sea view

Amenities Location



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

Coordinates: **35.051254090413** / **34.009904980596** 



Price: €275 000 + VAT

VAT for this property is €13,750 or €52,250. 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 Excluded

Title transfer fee ~€7 600.00

Price per SQM €3 235.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€299 000 on Jul 25, 2025 €275 000 on Aug 16, 2025

















