

## 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

Covered Area	<b>85</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8014</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Kapparis  
**Coordinates:** **35.051254090413 / 34.009904980596**

Region: **Famagusta**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€7 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 235.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

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





