


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

One-bedroom apartment 107, with a living area of 53.5 m<sup>2</sup>, is located on the first floor of a three-storey building in Block B. 

Discover resort-style living in this beautifully designed residential complex, ideally located in the sought-after seaside area of Kapparis. Comprising two modern buildings, the development blends contemporary architecture with Mediterranean charm, offering residents comfort, convenience, and a relaxed holiday atmosphere all year round.

- ✓ Landscaped communal gardens
- ✓ Large shared swimming pool
- ✓ Spacious sunbathing areas
- ✓ Private balconies for each unit
- ✓ Open-plan interior layouts for modern living

Just mi...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>67</b> |
| Covered Veranda        | <b>14</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8298</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Kapparis  
**Coordinates:** **35.04768809843 / 34.007556431058**

Region: **Famagusta**

## Price: €188 000 + VAT

VAT for this property is **€9,400** or **€35,720**. 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>~€4 120.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 806.00/m<sup>2</sup></b> |                 |             |

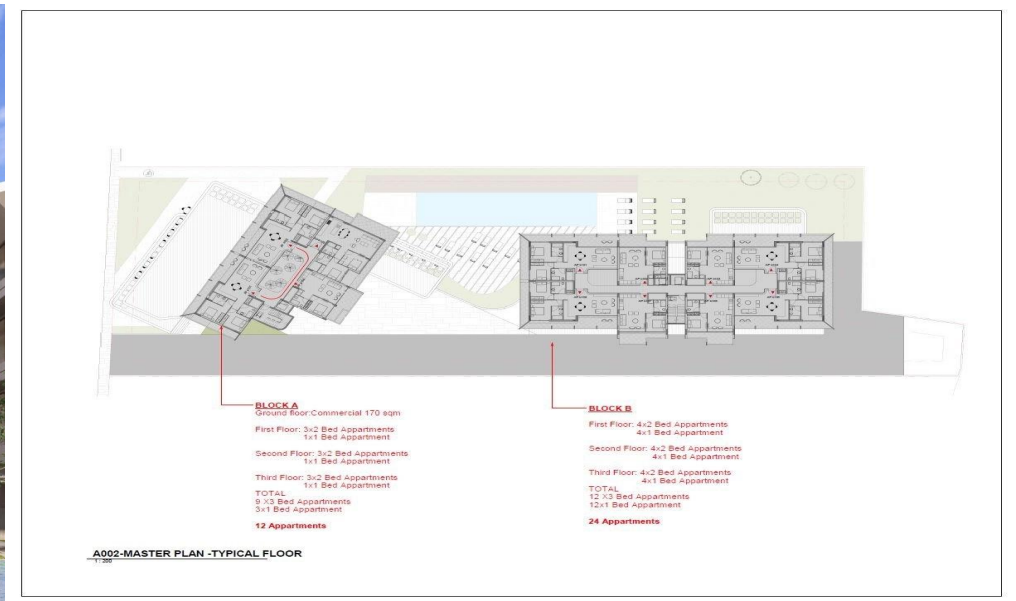
## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| 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

€240 000 on Aug 2, 2025  
 €188 000 on Mar 12, 2026







**A002-BLOCK B FIRST FLOOR**

1:100



**A001-BLOCK B PILOTI FLOOR**

1:100

