

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

Two-bedroom apartment 204, with a living area of 84 m<sup>2</sup>, is located on the second 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 min...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</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>8302</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

Region: **Famagusta**

## Price: €308 000 + VAT

VAT for this property is **€15,400** or **€58,520**. 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>~€8 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 826.00/m<sup>2</sup></b>		

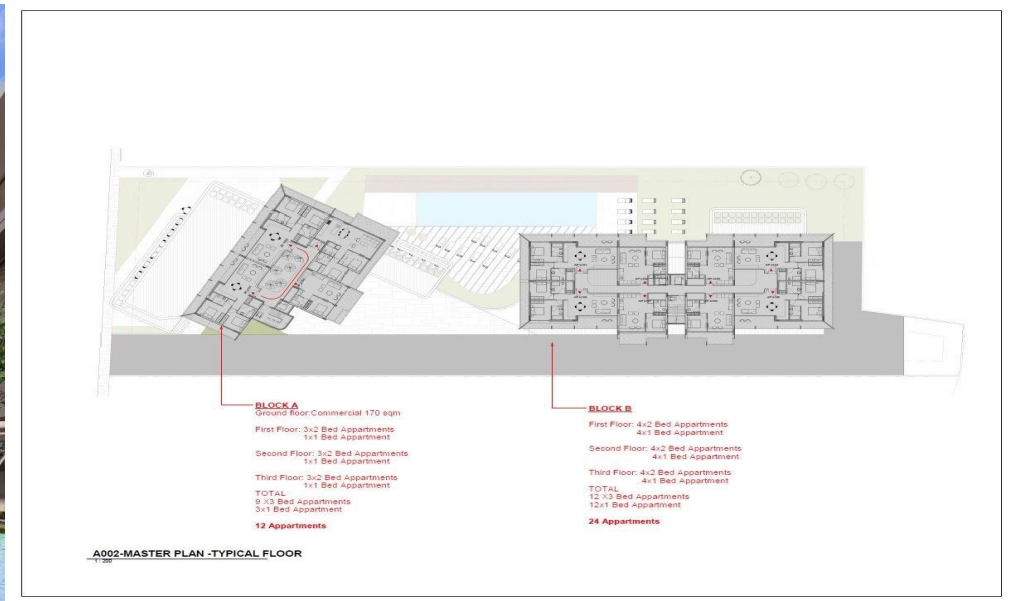
## Representative: RealDeal Estates

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

€305 000 on Aug 2, 2025  
 €320 000 on Nov 28, 2025  
 €308 000 on Mar 12, 2026

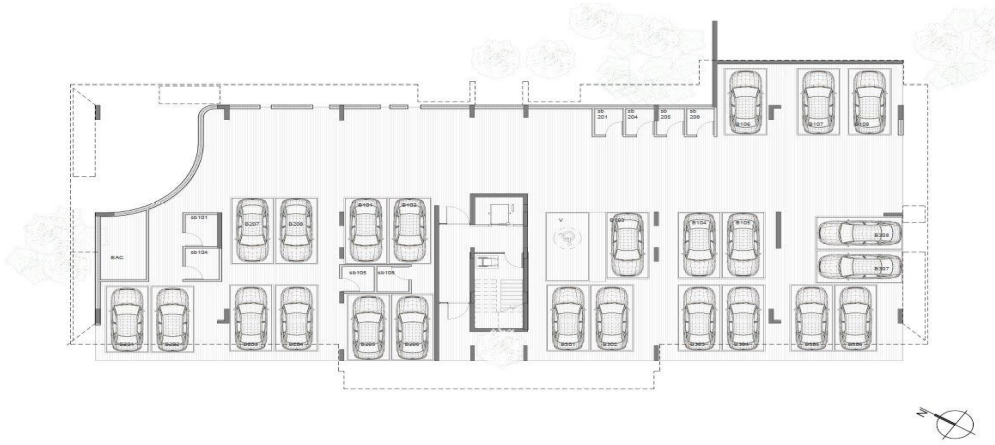




**BLOCK A**  
 Ground floor: Commercial 170 sqm  
 First Floor: 3x2 Bed Apartments  
 1x1 Bed Apartment  
 Second Floor: 3x2 Bed apartments  
 1x1 Bed Apartment  
 Third Floor: 3x2 Bed Apartments  
 1x1 Bed Apartment  
**TOTAL**  
 8 x3 Bed Apartments  
 3 x1 Bed Apartment  
**12 Apartments**

**BLOCK B**  
 First Floor: 4x2 Bed Apartments  
 4x1 Bed apartment  
 Second Floor: 4x2 Bed Apartments  
 4x1 Bed Apartment  
 Third Floor: 4x2 Bed Apartments  
 4x1 Bed apartment  
**TOTAL**  
 12 x3 Bed Apartments  
 12x1 Bed Apartment  
**24 Apartments**

A002-MASTER PLAN -TYPICAL FLOOR



**A001-BLOCK B PILOTI FLOOR**  
1/100



**A003-BLOCK B SECOND FLOOR**  
1/100