



# 1 Bedroom Apartment for Sale in Kapparis, Famagusta District

One-bedroom apartment 206, with a living area of 53.5 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 m...

## Property Info

Covered Area	<b>67</b>
Covered Veranda	<b>14</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>8304</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

## Amenities

- Parking

## Location

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

Region: **Famagusta**



## Price: €194 000 + VAT

VAT for this property is **€9,700** or **€36,860**. 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>~€4 360.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 896.00/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>
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## Price change history

€240 000 on Aug 2, 2025  
€245 000 on Nov 28, 2025  
€194 000 on Mar 12, 2026





