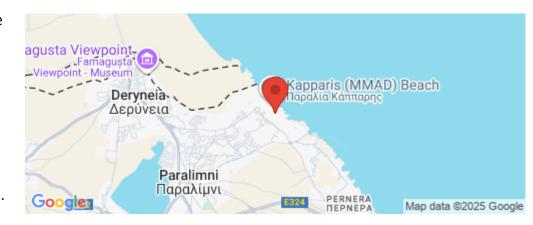


4 Bedroom House for Sale in Kapparis, Famagusta District

Discover these exceptional modern residences in Kapparis, a picturesque and family-friendly coastal town offering year-round amenities with its array of restaurants, bars, and supermarkets —all just steps away from a sandy beach with crystal-clear waters. Here, every day unfolds in an atmosphere of refined luxury, where you can wake up to mesmerizing sunrises and enjoy the beauty of the surrounding seascape. This exclusive development of six sophisticated villas is designed for ultimate comfort and style. Each residence features four spacious bedrooms, covered parking, and a private rooftop garden—perfect for soaking in panoramic sea views. A private swimming pool invites you to...



| Property Info | | Plot / Area Info | | Additional info | |
|-------------------|----------------------|------------------|----------------------------|--|---------------------|
| Covered Area | 182 | | | | |
| Covered Veranda | 22 | Plot area | 349 Yes Covered, Yes | Reference Number Property type Bathrooms | 11894 House 3 |
| Furnishing | Unfurnished | | | | |
| Energy Efficiency | A | Pool Parking | | | |
| Heating | Central Heating, Yes | | | | |

Amenities Location

• Parking Location: Kapparis Region: Famagusta

All rooms, Yes

Coordinates: **35.056685** / **34.010877**

Air Conditioning



Price: €760 000 + VAT

VAT for this property is €56,708 or €144,400. 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 ~€27 000.00

Price per SQM €4 176.00/m²

Common expenses None

Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926**

Price change history

€760 000 on Oct 8, 2025



