

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	199				
Covered Veranda	20				
Furnishing	Unfurnished	Plot area	352	Reference Number	11895
Energy Efficiency	A	Pool	Yes	Property type	House
Heating	Central Heating, Yes	Parking	Covered, Yes	Bathrooms	3
Air Conditioning	All rooms, Yes				

Amilities	Location	Region
• Parking	Location: Kapparis Coordinates: 35.056685 / 34.010877	Famagusta

Price: €800 000 + VAT

VAT for this property is **€67,578** or **€152,000**. 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 Price per SQM	~€28 600.00 €4 020.00/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

€800 000 on Oct 8, 2025









