

## 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

Covered Area	<b>199</b>
Covered Veranda	<b>20</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>352</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11895</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Kapparis      Region: **Famagusta**  
**Coordinates:** **35.056685 / 34.010877**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 020.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€800 000 on Oct 8, 2025

















