


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

Welcome to a brand-new boutique project nestled in the picturesque Kapparis area. This exclusive development of just four elegant maisonettes has been thoughtfully designed to provide privacy, comfort, and an authentic island lifestyle. 

Each maisonette boasts two spacious bedrooms, two stylish bathrooms, and a private rooftop garden— the perfect spot to enjoy stunning sea views and the peaceful green surroundings. The interiors feature contemporary aesthetics, open and airy layouts, and premium-quality finishes that enhance everyday living. With an exceptional A+ energy efficiency rating and provisions for photovoltaic panels, these homes are built with sustainability in mind, ens...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>6</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>146</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>12156</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kapparis      Region: **Famagusta**  
**Coordinates:** **35.059344 / 33.999188**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 895.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€330 000 on Oct 8, 2025





