

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

For sale a three-bedroom villa of 136 m2 on a plot of 330 m2 in the area of Kapparis, Famagusta. The villa includes a spacious living room, an open-plan kitchen with a dining area and a breakfast bar, three bedrooms, three bathrooms (including a guest shower on the ground floor and a bathroom in the master bedroom), and a balcony with sea views. The property is fully furnished, equipped with air conditioning in all rooms, ceiling fans and a central heating system with oil-filled radiators. The villa is also equipped with shutters, built-in wardrobes, a storage room, a covered garage with automatic gates and a private barbecue area with sink and shower by the pool. The villa is located jus...

#### Property Info

Covered Area **136**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **182664**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

#### Amenities

##### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€4 044.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€550 000 on Oct 21, 2025

