

4 Bedroom House for Sale in Kapparis, Famagusta District

New stylish villa for sale, located in one of the most sought—after areas of Kapparis, Famagusta, just a few minutes walk from sandy beaches and all necessary infrastructure – cafes, restaurants, supermarkets and public transport stops. The complex, consisting of 9 houses, is located 300 meters from Malama beach and a 3-minute drive from the new Protaras Marina. Villa with private pool, parking and storage room. 4 full bedrooms, one of which is on the ground floor, 3 bathrooms. Ideal for both permanent residence and investment. An ideal home for a comfortable life and vacation in Cyprus.

Property Info

Covered Area	165
Furnishing	Unfurnished
Energy Efficiency	N/A
Air Conditioning	No

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	188660
Property type	House
Condition	Brand New
Bathrooms	3

Amenities

Location

Location: Kapparis Region: **Famagusta**

Price: €560 000 + VAT

VAT for this property is **€35,127** or **€106,400**. 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	None	Common expenses	None
		Price per SQM	€3 394.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
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Price change history

€560 000 on Nov 19, 2025

