

5 Bedroom House for Sale in Kapparis, Famagusta District

Luxurious villa by the sea — just 50 meters from the sea. We present to you a unique premium-class home located on the first line, in one of the most picturesque and prestigious areas of the coast. This is the perfect combination of modern design, comfort, and privacy, just steps away from the turquoise sea. The villa offers a living area of 406 m², a land plot of 640 m², and an additional green zone of 154 m² in front of the house. It features a private swimming pool, a panoramic rooftop terrace with stunning sea views, covered parking for two cars, an elevator connecting all levels, as well as storage and utility rooms. The property is equipped with underfloor heating for year-roun...

Property Info	Plot / Area Info		Additional info	
Covered Area 625	Parking		Reference Number	189695
Furnishing Unfurnished		Covered, Yes	Property type	House
Energy Efficiency A			Condition	Under Construction
Air Conditioning All rooms, Yes			Bathrooms	5+

Amenities Location

Location: Kapparis Region: Famagusta



Price: €3 200 000 + VAT

VAT for this property is €500,480 or €608,000. 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.

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VAT Excluded Title transfer fee None
Price per SQM €5 120.00/m² Common expenses None

Representative: DOM Real Estate

Registration number397Emailinfo@dom.com.cyLicense number338/ELegal nameN/A

Phone: **+35796644888**

Price change history

€3 200 000 on Nov 25, 2025







