

## 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 m<sup>2</sup>, a land plot of 640 m<sup>2</sup>, and an additional green zone of 154 m<sup>2</sup> 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-round...

### Property Info

Covered Area **625**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **189695**  
 Property type **House**  
 Condition **Under Construction**  
 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 120.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€3 200 000 on Nov 25, 2025



