

4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Kokkines – A timeless retreat offering peace, privacy, and refined Mediterranean living – Nestled in a serene and highly sought after area, this distinctive four bedroom villa offers the perfect balance of tranquillity, comfort, and convenience. Built in 2004, the property sits gracefully on a beautifully landscaped 509 sq. m plot, surrounded by mature gardens that create an atmosphere of calm and seclusion. Across 165 sq. m of thoughtfully designed living space, the home combines solid construction with effortless style tailored for modern family life. The villa’s well planned layout offers both versatility and comfort. ...

Property Info	Plot / Area Info	Additional info	
Covered Area 158		Reference Number epcc5513	
		Property type House	
		Condition Pre-Owned	
		Bathrooms 4	
Amenities	Location		
	Region: Famagusta		
	Coordinates: 34.9833 / 34.0013		

Price: €470 000 + VAT

VAT for this property is **€26,832** or **€89,300**. 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	~€15 400.00	Common expenses	None
		Price per SQM	€2 975.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
License number	329/E	Legal name	N/A
Phone: +35723080080			

Price change history

€470 000 on Dec 10, 2025









