

## 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. #01...

### Property Info

### Plot / Area Info

Covered Area **158**

### Additional info

Reference Number **epcc5513**

Property type **House**

Condition **Pre-Owned**

Bathrooms **4**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **34.9833 / 34.0013**

## Price: €425 000 + VAT

VAT for this property is **€24,263** or **€80,750**. 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>~€13 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 690.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€470 000 on Dec 10, 2025

€425 000 on Feb 28, 2026









