

## 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: €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 | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>~€15 400.00</b><br><b>€2 975.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
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## Price change history

€470 000 on Dec 10, 2025









