


## 2 Bedroom Apartment for Sale in Kapparis, Famagusta District

Nestled in the enchanting coastal haven of Kapparis, this beautifully designed two-bedroom apartment offers an exceptional connection to the sea, with breathtaking unobstructed panoramic views that create a daily atmosphere of calm and relaxation. 

The apartment is thoughtfully designed to combine comfort, functionality, and eco-conscious living. Open-plan living and dining areas flow seamlessly onto a spacious veranda, making the most of natural light and the surrounding Mediterranean scenery—ideal for both everyday living and entertaining.

Located within a modern boutique complex, the residence provides easy access to city amenities while preserving the charm and serenity...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>92</b> |
| Covered Veranda        | <b>17</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>2</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>11554</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Kapparis

Region: **Famagusta**

Coordinates: **35.05874568 / 34.00019644**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€3 098.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€285 000 on Jan 31, 2026









