

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>92</b>			Reference Number	<b>11554</b>
Covered Veranda	<b>17</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>2</b>	Parking	<b>Uncovered, Yes</b>	Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Kapparis Coordinates: <b>35.05874568 / 34.00019644</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>None</b> <b>€3 098.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€285 000 on Jan 31, 2026





