

2 Bedroom House for Sale in Kapparis, Famagusta District

This stylish two-bedroom maisonette is part of an exclusive boutique development in the charming Kapparis area, offering privacy, comfort, and a X true island lifestyle.

The residence features two spacious bedrooms, two modern bathrooms, and a private roof garden — an ideal space to relax, entertain, and enjoy beautiful sea views and tranquil green surroundings. Thoughtfully designed interiors provide a comfortable and functional layout, perfectly suited for both permanent living and holiday use.

Set in a unique elevated location, the maisonette is just a 10-minute drive from the nearest sandy beach and within walking distance of local amenities, shops, and restaurants, comb...

Property Info		Plot / Area Info		Additional info	
Covered Area	114	Plot area	146	Reference Number	11556
Covered Veranda	6	Parking	Uncovered, Yes	Property type	House
Total Number of Floors	2			Condition	Under Construction
				Bathrooms	2
				View	Sea view

Amenities

- Roof Garden

Location

Location: Kapparis

Region: **Famagusta**

Coordinates: **35.05904427 / 33.99969222**

Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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 Price per SQM	None €2 895.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: RealDeal Estates

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

Price change history

€330 000 on Jan 31, 2026



