

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

Two Bedroom Second Floor Apartment For Sale in Kapparis, Famagusta. This exceptional apartment completed in 2024 is set within a prestigious gated complex featuring beautifully landscaped gardens, a communal swimming pool, and a fully equipped on-site gym all enjoying breath-taking views across the Mediterranean Sea. The main entrance opens into a bright and spacious open-plan living area, seamlessly combining the lounge, dining space, and modern kitchen complete with a stylish breakfast bar. Large patio doors lead onto a private balcony, perfectly positioned to capture the stunning sea views. A separate hallway leads to a contemporary family bathroom with high-quality...



### Property Info

### Plot / Area Info

Covered Area **72**

### Additional info

Reference Number **epcc5854**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Kapparis                      Region: **Famagusta**  
 Coordinates: **35.0498 / 34.0196**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 722.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€340 000 on Mar 6, 2026







