

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

This cozy two-bedroom apartment is located in the sought-after coastal area of Kapparis, offering comfortable living in one of the most popular destinations in the Famagusta District. 

The property features 60 m<sup>2</sup> of internal covered area with a smart and functional layout, complemented by a spacious 30 m<sup>2</sup> private veranda—ideal for outdoor dining, relaxing, or entertaining guests. The apartment includes a bright living and dining area, a practical kitchen, and two well-proportioned bedrooms.

### Key Features:

- 2 comfortable bedrooms
- 60 m<sup>2</sup> internal covered area
- 30 m<sup>2</sup> large private veranda
- Bright living and dining space
- Function...

### Property Info

Covered Area	<b>60</b>
Uncovered Veranda	<b>30</b>
Total Number of Floors	<b>2</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>12466</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Kapparis  
 Coordinates: **35.05521515 / 33.99880169**

Region: **Famagusta**

## Price: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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>~€2 775.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 417.00/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>
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## Price change history

€145 000 on Mar 26, 2026



