

### 3 Bedroom House for Sale in Kapparis, Famagusta District

3-bedroom house with sea views is for sale in Kapparis. The house is fully furnished and equipped with household appliances and air conditioning. On the ground floor there is a living and dining area with a fully equipped kitchen (including a dishwasher and washing machine), as well as a guest toilet. On the first floor there are three bedrooms with built-in wardrobes and a family bathroom. Each bedroom has its own balcony and the master bedroom has a balcony with sea views. Outside there is a swimming pool with sea views, a relaxation area with a barbecue and a parking space. Cafés, restaurants and supermarkets are within a few minutes walk. One of the best beaches is just a 3-minute walk...

#### Property Info

Covered Area **140**  
 Furnishing **Furnished**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **206161**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

##### Location

**Location:** Kapparis Region: **Famagusta**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 286.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

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## Price change history

€460 000 on May 1, 2026

