

Property Code:	A10366	Type:	Sale - House/Villa
Location:	Famagusta - Kapparis	Internal Area:	88 m ²
Plot Area:	115 m ²	Bedrooms:	2
Bathrooms:	3	Year of construction:	2024
Status:	Resale		

Property features:

Air Conditioning	Communal Pool	Furnished	Outdoor Shower
Semi-Detached	Uncovered Parking		

Description:**Modern 2 Bed Semi-Detached House in Kapparis**

A chance to own a modern, brand new condition sea side new home, in the all year round sea side resort of Kapparis!!!

If you are looking for a 2-bedroom house, within walking distance to the beach and amenities, then look no further!!!

The house, offers a living and dining area, a kitchen, and a guest WC downstairs.

There is a front veranda, at the entrance and a second veranda in the back, overlooking the communal pool.

Upstairs, one finds two bedrooms, both with an en-suite bathroom.

Both of the bedrooms pose their own private balcony.

A private parking is also available.

This house is located in the popular coastal area of Kapparis. One of the few coastal areas that remain open throughout the year, thus offering its residents and visitors the opportunity to enjoy coastal and the beaches of the eastern coast, throughout the year.....

It is situated just a few minutes' walk from the many amenities and services located in Kapparis, where one can find anything from supermarkets, cafes, pubs, and restaurants and just 3 minutes' driving time from the shopping areas of Paralimni.

At the same time, it is a short 10-minute drive to the beaches of Protaras and 15 minutes from Ayia Napa.

An opportunity for a permanent residence or holiday home, that offers so much.....and so close to the beach.....

Information:

Bedrooms: 2

Bathrooms: 2.5

Indoor Areas: 88 sq.m.

Covered Verandas: 30 sq.m.

Uncovered Verandas: 20 sq.m.

Total Covered Area: 118 sq.m.

Total Built Area: 138 sq.m.
Land Area: 115 sq.m.
Pool Size: 4.50 x 16.00
Year Built: 2024
Energy Efficiency Rating: A
Sea Side
Walking Distance to the Beach
Walking Distance to Amenities
Corner Property
Modern Design
Thermal Insulation
Fully Air Conditioned (Split System)
Private Parking (uncovered)
Communal Swimming Pool
Communal Children's Pool
Communal Garden/Children's Play Area
Wheelchair Access to the Pool
Access to the Pool from the Back Veranda
Patio Yard with Synthetic Grass
Open Plan Living, Dining and Kitchen Area
Downstairs Guest WC
Both Bedrooms with En-Suite
Verandas
Balconies
Outdoor Sitting Area
Double Glazing
Downstairs Front and Back Shutters
Marble Staircase
Quality Ceramic Flooring
Built-In Wardrobes
Built-In Kitchen
Granite Kitchen Counters
Solar Water Heating System
Electric Water Heating System
Water Pressurizing System
Outdoor Showers
Quiet Neighbourhood
Short Drive to the Paralimni Shopping Areas
Easy Access to Main Roads
Easy Access to Highway
High Rental Potential
Communal Fees: €60 per month



