

<b>Property Code:</b>	A9926	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Kapparis	<b>Internal Area:</b>	150 m <sup>2</sup>
<b>Plot Area:</b>	370 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2026
<b>Status:</b>	Under Construction	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking	Detached	Garden	Optional Basement
Roof Garden	Sea View	Swimming Pool	

**Description:****Villa in Kapparis for sale**

Discover the epitome of contemporary luxury living in the most serene locale of Kapparis area. Designed for effortless entertaining and relaxation, these villa boast panoramic sea views and 100-meter walking access to the turquoise waters of Kapparis beach. With a modern design, the villa will offer a unique indoor-outdoor living experience, with lush landscapes, private overflow swimming pool and a roof garden.

Upon entering you are greeted by an inviting open-plan layout on the ground floor, seamlessly integrating the kitchen, living room and dining room area. The elegant kitchen design offers a natural granite worktop while all floor areas are paved with ceramic tiles. The kitchen-dining area transitions into the living room space from where you can enjoy the outdoor views of a private swimming pool and barbecue area. A guest bathroom completes the floor plan on this level.

As you walk up to the first floor via the internal staircases made of marble, four spacious bedrooms await, along with 2 bathrooms featuring premium fixtures. But the allure doesn't end there. Continue further to the roof garden, where panoramic sea views and starry nights will set the theme.

The property is well positioned in large plots attached to a green area, and a short walk connects your experience to all year-round amenities. A private overflow swimming pool (3 x 8 ) will cool your summer days and the barbecue area will entertain your summer nights.

For an elevated coziness factor, a fireplace can be installed as an additional feature in the living room.

Additional features that can be added to enhance your living experience include basement, electric curtains, automatic metallic gates, photovoltaic system, heat pump for heated swimming pool, as well as gardening. There are provisions for camera and alarm system as well as central heating.



