

<b>Property Code:</b>	A11432	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Kapparis	<b>Internal Area:</b>	88 m <sup>2</sup>
<b>Plot Area:</b>	115 m <sup>2</sup>	<b>Bedrooms:</b>	2
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2024
<b>Status:</b>	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



