

<b>Property Code:</b>	A11461	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Kapparis	<b>Internal Area:</b>	77 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	1990	<b>Status:</b>	Resale

**Property features:**

Covered Parking      Garden      Semi-Detached      Title Deeds

**Description:**

## Charming 2-Bedroom Townhouse for Sale in Kapparis with Title Deeds

Located in the highly desirable area of Kapparis, this cozy and beautifully maintained 2-bedroom townhouse offers the perfect combination of comfort, convenience, and investment potential. Situated just a 5-minute walk from the beach and only moments away from all amenities, this property is ideal as a permanent residence, holiday home, or rental investment.

The townhouse has been partially renovated and is presented in move-in-ready condition. It features a spacious open-plan layout with a bright living room, dining area, and fully equipped kitchen, creating a welcoming atmosphere for everyday living and entertaining.

The property offers 77 sqm of enclosed internal area and a total built area of 97 sqm, including verandas and outdoor spaces. Upstairs, you will find two comfortable bedrooms with built-in floor-to-ceiling wardrobes, along with a family bathroom. The home is fully furnished and fully air-conditioned for maximum comfort throughout the year.

Externally, the property boasts a mature garden, a 25 sqm ground-floor veranda and garden area, as well as a 6 sqm balcony. The covered parking area of 14 sqm is currently utilized as an additional veranda/seating area, adding even more outdoor living space. There is also a practical outdoor storage room under the stairs.

Additional features include:

- Title deeds available
- Recently renovated
- Fully furnished
- Fully air-conditioned
- Solar and electric water heating systems
- Internet connection
- Ceramic flooring
- Aluminium shutters
- Outdoor lighting
- Plenty of communal parking at the rear of the building

Excellent location:

- 5 minutes' walk to the beach
- 1 minute' walk to amenities and bus stops
- 5 minutes' drive to Paralimni town centre
- 7 minutes' drive to Protaras
- 10 minutes' drive to Ayia Napa
- Easy access to the highway and main roads

An excellent opportunity to own a charming home in one of the most popular coastal areas of Cyprus. Early viewing is highly recommended.



