

Property Code:	A11635	Type:	Sale - House/Villa
Location:	Famagusta - Kapparis	Internal Area:	170 m²
Plot Area:	541 m²	Bedrooms:	4
Bathrooms:	4+	Year of construction:	2027
Status:	Off Plan	VAT:	+ VAT

Property features:

Covered Parking	Detached	Garden	Swimming Pool
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Description:

Spacious 4-Bedroom Villa with Private Pool for Sale in Kapparis

Kapparis is one of the most established and well-connected coastal communities on the Famagusta coastline, and this substantial detached villa sits comfortably within it — just 600 metres from the sea, with everything the area has to offer within easy reach.

With 170 m² of covered living space on a generous 541 m² private plot, the villa offers four bedrooms, five bathrooms, and the kind of layout that works equally well as a permanent family residence, a holiday retreat, or a high-yield rental investment.

Property Details:

- Bedrooms: 4
- Bathrooms: 5
- Covered area: 170 m²
- Plot area: 541 m²
- Private swimming pool
- Covered parking for 2 cars
- Distance to sea: 600 m
- Distance to Larnaca International Airport: 67 km

The Property

The generous plot size allows for a private swimming pool and outdoor living areas that make the most of Cyprus's climate — ideal for those who value space, privacy and the outdoor lifestyle that the island is known for. Covered parking for two vehicles is included, a practical feature that is often overlooked but consistently appreciated by both owner-occupiers and tenants.

Five bathrooms across four bedrooms speaks to a layout designed with guests and family in mind — a configuration that performs particularly well on the short-term rental market, where Kapparis consistently attracts strong seasonal demand.

Location

VILLA WITH PRIVATE POOL FOR SALE IN KAPPARIS

€ 820 000

Kapparis occupies a prime stretch of the northeastern coast, with easy access to the beaches, restaurants, and amenities of the wider Protaras-Paralimni area. Larnaca International Airport is approximately 67 km away — a straightforward drive that makes the property genuinely accessible for international buyers and holiday home owners flying in seasonally.

Whether you are looking for a permanent home by the sea, a lock-up-and-leave holiday property, or a villa with solid rental potential, this is a well-proportioned and well-located option in one of Cyprus's most in-demand coastal villages.

Contact us today to arrange a viewing.



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