

<b>Код Объекта:</b>	A11461	<b>Тип:</b>	Продажа - House/Villa
<b>Местоположение:</b>	Фамагуста - Kapparis	<b>Площадь:</b>	77 м <sup>2</sup>
<b>Спальни:</b>	2	<b>Ванные:</b>	1
<b>Год постройки:</b>	1990	<b>Статус:</b>	Вторичный Рынок

**Особенности недвижимости:**

Covered Parking      Сад      Semi-Detached      Title Deeds

**Описание:**

## 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.



