



#10816

# Amazing 4 Bedroom Detached Villa 30M From The Beach in Touristic Kapparis Area of Paralimni (10816)

📍 Kapparis, Famagusta

€800,000 +VAT









# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 159 m <sup>2</sup>	

Type	Detached Villa	Status	Off plan
Toilets	3	Year of construction	2026
Plot	352 m <sup>2</sup>	Furnished	Unfurnished
Covered veranda	20 m <sup>2</sup>	Structure	Concrete
Roof garden	82 m <sup>2</sup>	Facade	Concrete
Covered parking	25 m <sup>2</sup>	Energy efficiency rating	 A

## Description

Amazing 4 Bedroom Detached Villa 30M From The Beach in Touristic Kapparis Area of Paralimni (10816)

PRICE : EUR 800.000 +VAT Attached on Green Area of 114 sq.m | Completion Timeline: 18 Months Post-Sale Contract |

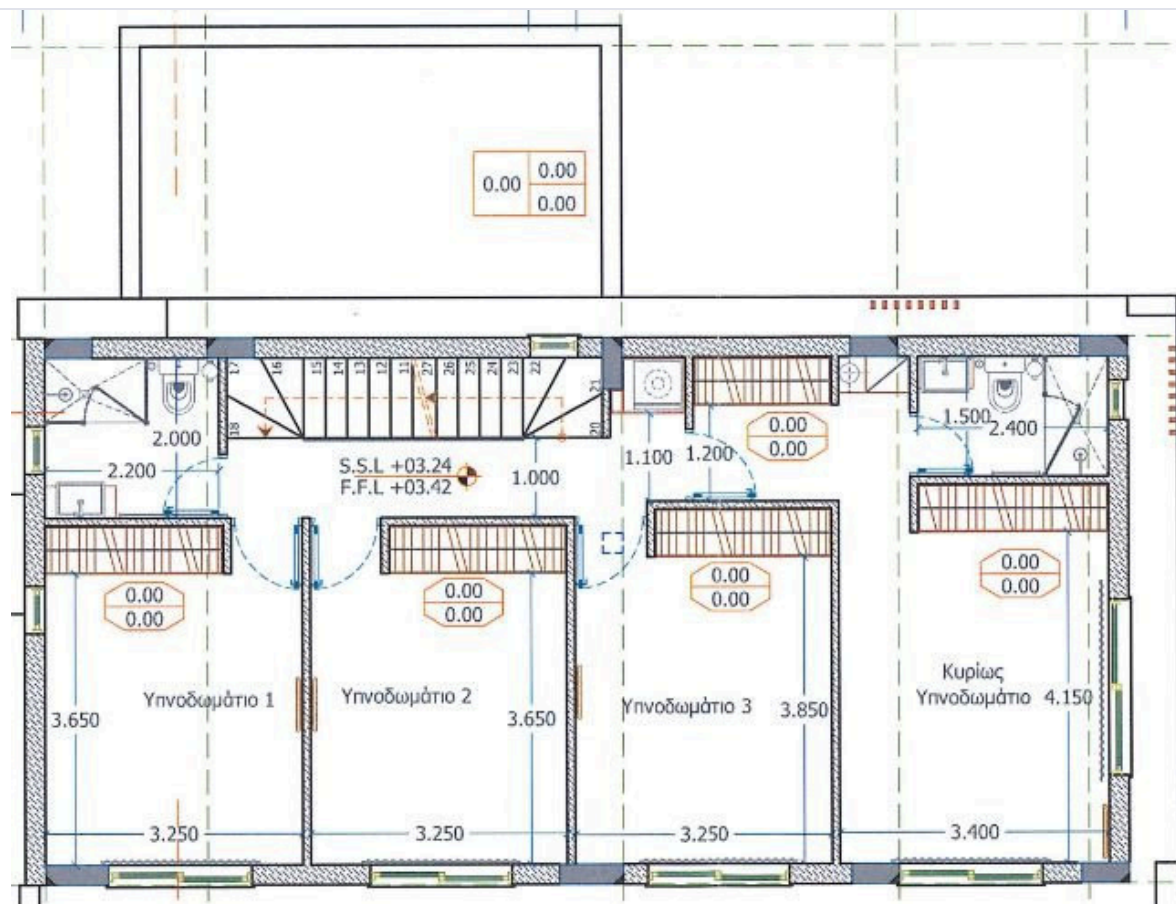
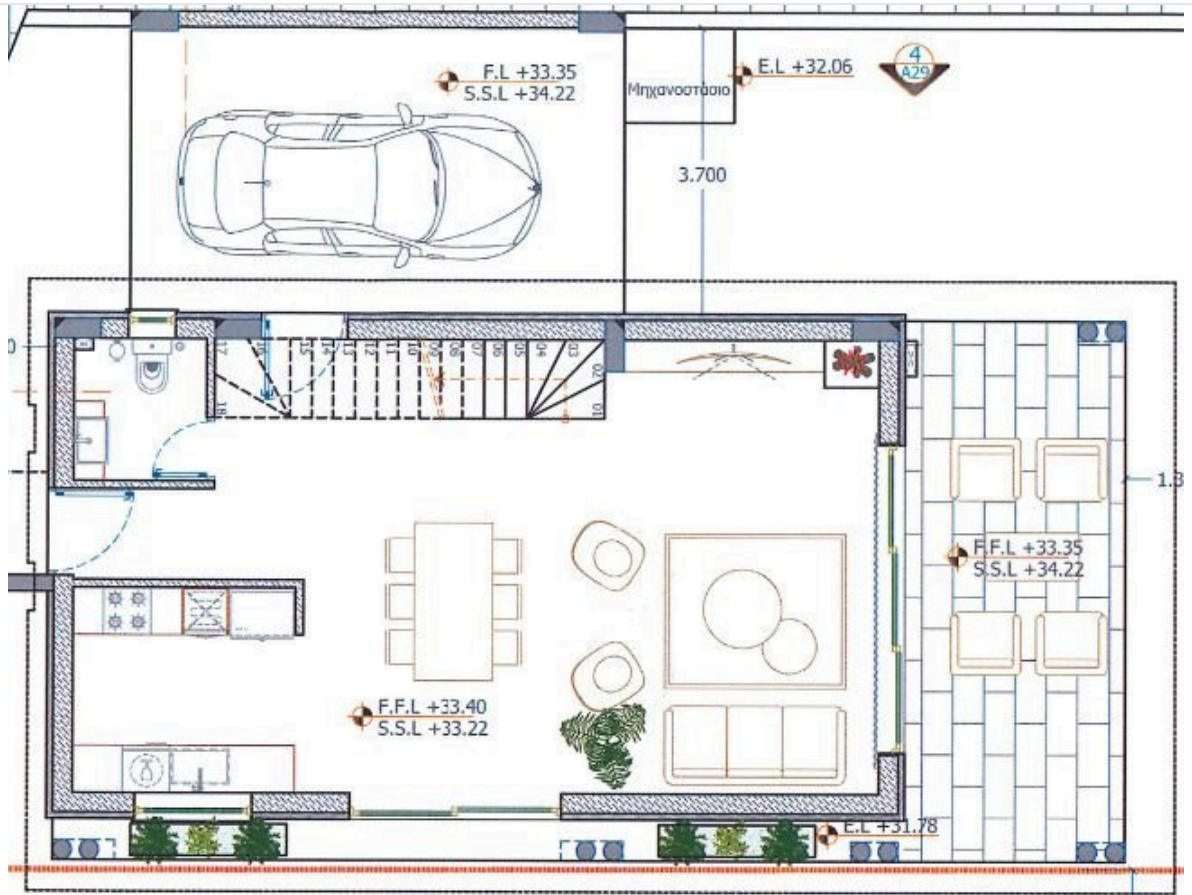
Luxury coastal living meets contemporary design and effortless sophistication. Discover this stunning sea view villa, boasting a prime location with just 30 meters walking from the sea and access to amenities, restaurants and services open all year round. A unique opportunity for permanent residence, holiday home or as an investment property.

Walking into the villa you are met with an open-plan kitchen, dining room and living room area. Enjoy delicious homemade meals, prepared on the luxurious marble countertop of your modern kitchen while serving wine in the adjacent spacious, well-lit dining area. Slide over to your living room for moments of coziness and relaxation. There you will enjoy the views of your own private overflow pool through the floor-to-ceiling double-glazed thermal and sound insulating aluminium doors. A guest bathroom completes the layout on this floor.

Walking up to the first floor you will find, four (or three) spacious bedrooms, of which the master bedroom comes with an en-suite shower, for an extra comfortable living experience. There is a laundry room and a shared family bathroom. Take one more flight upstairs and you will discover the rooftop experience offering you the most amazing panoramic views of the area's turquoise waters. Optionally, you can add a basement to maximize the living experience of your home.



## Floor plans



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Storage

Gated complex

Pool, Private, overflow

Heating, Provision

Solar water heater

## Features

Alarm system (provision)

CCTV (provision)

Easy access to highway

Energy efficient doors/windows

Granite countertops

Laundry room

Modern design

Open plan

Thermal insulation

Walking distance to beach

Bright

Ceramic tiles

Easy access to main roads

Entrance gate

Ground floor bedroom

Luxury specifications

Near amenities

Sea view

Veranda

CCTV

Double glazing

En suite shower

Entrance gate, automated

Investment opportunity

Marble stairs

Near bus route

Shower

Veranda, large

## Distances

Amenities

 500 m

Airport

 67 km

Sea

 30 m

Public transport

 700 m

Schools

 4 km

## Contact us



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

