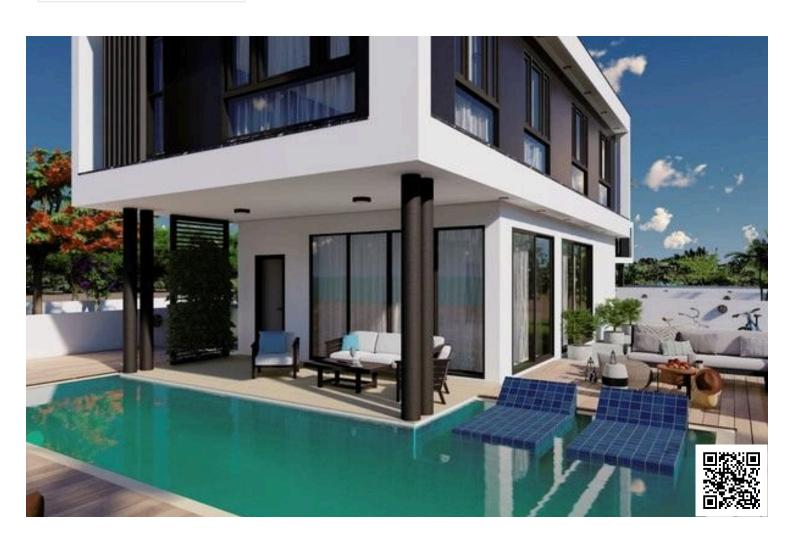


#10818

# 4 Bedroom Detached Villa Just 100M From The Sea Side in Kapparis Famagusta (10818)

Kapparis, Famagusta

€680,000 +VAT























## **Overview**

### **Specifications**

Bedrooms	Bathrooms	Covered
<b>4</b>	<b>™</b> 3	[] 150 m <sup>2</sup>

Туре	Detached Villa
Toilets	3
Plot	431 m <sup>2</sup>
Status	Off plan
Year of construction	n <b>2026</b>

Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	<i>ĕ</i> A

### **Description**

4 Bedroom Detached Villa Just 100M From The Sea Side in Kapparis Famagusta (10818)

PRICE: EUR 680.000 +VAT | Completion Timeline: 18 Months Post-Sale Contract |

Discover the epitome of contemporary luxury living in the most serene locale of Kapparis area. Designed for effortless entertaining and relaxation, these villas boast panoramic sea views and 100-meter walking access to the turquoise waters of Kapparis beach. With a modern design, each villa will offer a unique indoor-outdoor living experience, with lush landscapes, private overflow swimming pool and a roof garden.

Upon entering you are greeted by an inviting open-plan layout on the ground floor, seamlessly integrating the kitchen, living room and dining room area. The elegant kitchen design offers a natural granite worktop while all floor areas are paved with ceramic tiles. The kitchen-dining area transitions into the living room space from where you can enjoy the outdoor views of a private swimming pool and barbecue area. A guest bathroom completes the floor plan on this level.

As you walk up to the first floor via the internal staircases made of marble, four spacious bedrooms await, along with 2 bathrooms featuring premium fixtures. But the allure doesn't end there. Continue further to the roof garden, where panoramic sea views and starry nights will set the theme.

The property is well positioned in large plots attached to a green area, and a short walk connects your experience to all year-round amenities. A private overflow swimming pool ( $3 \times 8$  or  $3.5 \times 7$ ) will cool your summer days and the barbeque area will entertain your summer nights.





# **Additional information**

### **Facilities**

Aircondition, Provision Gated complex Heating, Provision

Outdoor shower Parking, Covered Pool, Private, overflow

Solar photovoltaic panels Solar water heater

### **Features**

Balcony Barbeque Bright

Ceramic tiles Combined kitchen and dining Connected to electric mains

area

Double glazing Easy access to highway Easy access to main roads

En suite shower Fitted wardrobes Garden

Granite countertops Guest WC Internal stairs

Investment opportunity Marble stairs Modern design

Near amenities Near bus route Next to green area

Open plan Panoramic view Quiet area

Roof garden Sea view Shower

Sound insulation Thermal insulation Tile flooring

**Airport** 

Veranda Veranda, large Walking distance to beach

62 km

Sea

100 m

#### **Distances**

Amenities

700 m

Public transport Schools

🖬 400 m

**1** 4 km

#### Contact us



(+357) 99810880

stephaniaspyridou@gmail.com



