



#10820

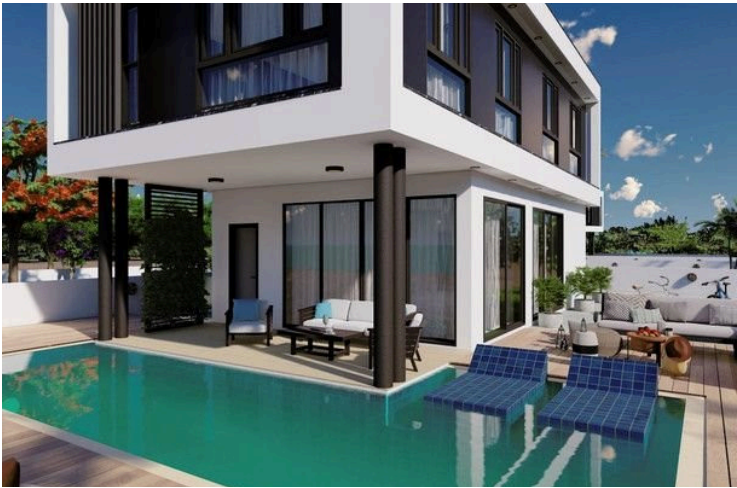
# 4 Bedroom Detached Villa Just 100M From The Sea Side in Kapparis Famagusta (10820)

📍 Kapparis, Famagusta

€790,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 3		 150 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		416 m <sup>2</sup>			
Status		Off plan			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

4 Bedroom Detached Villa Just 100M From The Sea Side in Kapparis Famagusta (10820)

PRICE : EUR 790.000 +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 x 8 or 3.5 x 7) will cool your summer days and the barbeque area will entertain your summer nights.



# Additional information

## Facilities

Aircondition, Provision

Outdoor shower

Solar photovoltaic panels

Gated complex

Parking, Covered

Solar water heater

Heating, Provision

Pool, Private, overflow

## Features

Balcony

Ceramic tiles

Double glazing

En suite shower

Granite countertops

Investment opportunity

Near amenities

Open plan

Roof garden

Sound insulation

Veranda

Barbeque

Combined kitchen and dining area

Easy access to highway

Fitted wardrobes

Guest WC

Marble stairs

Near bus route

Panoramic view

Sea view

Thermal insulation

Veranda, large

Bright

Connected to electric mains

Easy access to main roads

Garden

Internal stairs

Modern design

Next to green area

Quiet area

Shower

Tile flooring

Walking distance to beach

## Distances

Amenities



700 m

Airport



62 km

Sea



100 m

Public transport



400 m

Schools



4 km

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

