



#16176

Modern Luxury 3-bedroom 2-storey Villa in Kapparis, Famagusta – 300m from the Sea (16176)

📍 Kapparis, Famagusta

€550,000





Overview

Specifications

Bedrooms

 3

Bathrooms

 3

Covered

 130 m²

| | | | |
|-------------|--------------------------|----------------------|---------------|
| Type | Detached Villa | Status | Resale |
| Plot | 338 m² | Year of construction | 2021 |
| Roof garden | 20 m² | | |

Description

Modern Luxury 3-bedroom 2-storey Villa in Kapparis, Famagusta – 300m from the Sea

Price: €550,000

Discover contemporary coastal living with this stunning modern villa in the sought-after area of Kapparis, Famagusta, just 300 metres from Malama Beach. Built in 2021, this elegant 3-bedroom, 3-bathroom detached villa combines modern architecture with natural materials of wood and stone, blending seamlessly into its serene surroundings.

The property offers a bright open-plan living and dining area, enhanced by floor-to-ceiling windows that create a smooth transition between indoor and outdoor living. Step outside to your private swimming pool, landscaped garden, and outdoor shower—perfect for enjoying Cyprus’ sunny lifestyle.

Upstairs, the villa features panoramic sea views and access to a roof garden (20 m²), ideal for relaxing, entertaining, or enjoying sunset views over the Mediterranean.

Set on a 338 m² plot with 130 m² of covered area, the villa also includes air conditioning throughout, uncovered parking, and is offered as a resale in excellent condition.

Whether as a permanent residence, holiday home, or high-yield investment, this property delivers location, style, and comfort in one of the area’s most desirable coastal locations.



Additional information

Facilities

Aircondition, Split system

Landscaped garden

Parking, Uncovered

Pool, Private

Features

Bright

Courtyard

Easy access to highway

Easy access to main roads

Garden

Luxury specifications

Modern design

Near amenities

Open plan

Panoramic view

Roof garden

Sea view

Walking distance to beach

Contact us



Christos Ioannides

 (+357) 95146944

 valantodc@gmail.com

