

## 3 Bedroom House for Sale in Kapparis, Famagusta District

### Delear Villa 3 - Modern Luxury in Kapparis, Protaras ✖

Discover the perfect blend of contemporary design, energy efficiency, and serene living with **Delear Villa 3**, a stunning three-bedroom residence located in the peaceful and vibrant neighborhood of Kapparis, Paralimni. Priced at €569,000, this elegant villa offers 131 m<sup>2</sup> of sophisticated living space set on a 338 m<sup>2</sup> plot, designed to embrace the natural light and Mediterranean lifestyle.

Situated just 5 minutes from Kapparis' picturesque beaches and within close proximity to a convenient mini market, this Energy Class A rated villa features an independent photovoltaic system, emphasizing sustainabi...

#### Property Info

Covered Area	<b>131</b>
Covered Veranda	<b>0</b>
Uncovered Veranda	<b>0</b>
Floor Number	<b>0</b>
Total Number of Floors	<b>0</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>No</b>
Air Conditioning	<b>No</b>

#### Plot / Area Info

Plot area	<b>338</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>28699</b>
Property type	<b>House</b>
Construction Year	<b>N/A</b>
Bathrooms	<b>2</b>
View	<b>N/A</b>

#### Amenities

#### Location

**Location:** Kapparis                      Region: **Famagusta**  
**Coordinates:** **35.05706 / 34.00408**

## Price: €569 000 + VAT

VAT for this property is **€28,450** or **€108,110**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€19 360.00</b>	Common expenses	<b>None</b>
Title deed	<b>No Title</b>	Price per SQM	<b>€4 344.00/m<sup>2</sup></b>		

## Price change history

€569 000 on May 28, 2025



