

## 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	Plot / Area Info	Additional info	
Covered Area	<b>131</b>		
Covered Veranda	<b>0</b>		
Uncovered Veranda	<b>0</b>		Reference Number <b>28699</b>
Floor Number	<b>0</b>	Plot area <b>338</b>	Property type <b>House</b>
Total Number of Floors	<b>0</b>	Pool <b>No</b>	Construction Year <b>N/A</b>
Furnishing	<b>Unfurnished</b>	Parking <b>Covered, Yes</b>	Bathrooms <b>2</b>
Energy Efficiency	<b>N/A</b>		View <b>N/A</b>
Heating	<b>No</b>		
Air Conditioning	<b>No</b>		

Amenities	Location	Region
	<b>Location:</b> Kapparis	<b>Famagusta</b>
	Coordinates: <b>35.05706 / 34.00408</b>	

## 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



