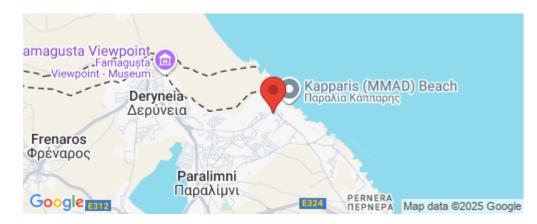


## 3 Bedroom House for Sale in Kapparis, Famagusta District

## **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 m² of sophisticated living space set on a 338 m² 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 131
Covered Veranda 0

Uncovered Veranda 0

Floor Number **0** 

Total Number of Floors **0** 

Furnishing **Unfurnished** 

Energy Efficiency N/A

Heating No
Air Conditioning No

Plot area 338
Pool No
Parking Covered, Yes

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

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

## **Price change history**

€569 000 on May 28, 2025



















