

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

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 Info

Plot area	338
Pool	No
Parking	Covered, Yes

Additional info

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	~€19 360.00	Common expenses	None
Title deed	No Title	Price per SQM	€4 344.00/m²		

Price change history

€569 000 on May 28, 2025



