

3 Bedroom House for Sale in Kapparis, Famagusta District

DELEAR VILLA 3 - Modern Luxury Living in Kapparis, Protaras



Welcome to **Delear Villa 3**, an exquisite three-bedroom villa nestled in the peaceful and vibrant neighborhood of Kapparis, Paralimni. This stunning home offers the perfect blend of modern aesthetics, energy efficiency, and seamless indoor-outdoor living, designed for those who appreciate contemporary style and eco-conscious living.

Priced at **€569,000**, this 131 m² villa is set on a generous 338 m² plot and includes a private swimming pool, spacious garden, and open terraces ideal for embracing the Mediterranean climate year-round. The villa features a minimalist design with na...

| Property Info | Plot / Area Info | | | Additional info | |
|---------------|------------------|-----------|------------|------------------|---------------------------|
| Covered Area | 131 | Plot area | 338 | Reference Number | 28699 |
| Floor Number | 0 | Parking | Yes | Property type | House |
| | | | | Condition | Under Construction |
| | | | | Bathrooms | 2 |

| Amenities | Location | Region |
|-----------|---------------------------|------------------|
| | Location: Kapparis | 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 | None | Common expenses | None |
| Title deed | No Title | Price per SQM | €4 344.00/m² | | |

Price change history

€569 000 on May 28, 2025



