

### 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 m<sup>2</sup> villa is set on a generous 338 m<sup>2</sup> 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  
Floor Number

**131**  
**0**

Plot area  
Parking

**338**  
**Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**28699**  
**House**  
**Under Construction**  
**2**

**Amenities**

**Location**

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

Region: **Famagusta**

## 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>None</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



