

3 Bedroom House for Sale in Kapparis, Famagusta District

Delear Villa 16 - Modern Luxury in Kapparis, Paralimni



Discover exceptional living with **Delear Villa 16**, a stylish 3-bedroom, 2-bathroom villa located in the peaceful and sought-after neighborhood of Kapparis, just 5 minutes from the stunning beaches of Protaras. Set within the *Delear Villas* development, this home perfectly blends modern aesthetics, energy efficiency, and comfort for a superior lifestyle.

Boasting a spacious 140 m² internal area on a generous 290 m² plot, the villa features a private swimming pool, open terraces, and beautifully landscaped gardens — all designed to create a seamless indoor-outdoor flow. Large windows invite ...

Property Info

Plot / Area Info

Additional info

Reference Number

28694

Property type

House

Condition

Under Construction

Construction Year

2026

Bathrooms

2

View

N/A

Covered Area

140

Plot area

290

Floor Number

0

Parking

Yes

Amenities

Location

Location: Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

Price: €565 000 + VAT

VAT for this property is €28,250 or €107,350. 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.

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|------------|----------|--------------------|--------------|-----------------|------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| Title deed | No Title | Price per SQM | €4 036.00/m² | | |

Price change history

€565 000 on May 28, 2025



