

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
Covered Area	140	Plot area	290	Reference Number
Floor Number	0	Parking	Yes	Property type
				Condition
				Construction Year
				Bathrooms
				View

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.

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



