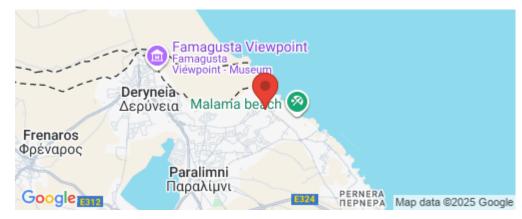


## 3 Bedroom House for Sale in Kapparis, Famagusta District

## 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 ...

<b>Property Info</b>		Plot / Area Info		Additional info	
				Reference Number	28694
				Property type	House
Covered Area	140	Plot area	290	Condition	<b>Under Construction</b>
Floor Number	0	Parking	Yes	Construction Year	2026
				Bathrooms	2
				View	N/A

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
Title deed No Title Price per SQM €4 036.00/m²

Common expenses None

## **Price change history**

€565 000 on May 28, 2025



















