

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

### Delear Villa 15 - Modern Luxury in Kapparis, Paralimni



**Price:** €555,000

**Bedrooms:** 3 | **Bathrooms:** 2 | **Size:** 139 m<sup>2</sup> | **Plot Size:** 274 m<sup>2</sup> | **Garage:** 1 car

**Location:** Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus

Discover Delear Villa 15, a stunning modern residence nestled in the tranquil and sought-after neighborhood of Kapparis, Protaras. This luxurious 3-bedroom, 2-bathroom home is part of an exclusive development of 16 villas thoughtfully designed with bioclimatic principles and cutting-edg...

| Property Info          |                  | Plot / Area Info |                     | Additional info   |                           |
|------------------------|------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>139</b>       |                  |                     | Reference Number  | <b>28689</b>              |
| Floor Number           | <b>REPLACEME</b> | Plot area        | <b>274</b>          | Property type     | <b>House</b>              |
| Total Number of Floors | <b>REPLACEME</b> | Pool             | <b>Yes</b>          | Condition         | <b>Under Construction</b> |
| Heating                | <b>Yes</b>       | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2026</b>               |
| Air Conditioning       | <b>Yes</b>       |                  |                     | Bathrooms         | <b>2</b>                  |

| Amenities | Location                                |
|-----------|---|
|           | <b>Location:</b> Kapparis               |
|           | Region: <b>Famagusta</b>                |
|           | Coordinates: <b>35.05706 / 34.00408</b> |

## Price: €555 000 + VAT

VAT for this property is **€27,750** or **€105,450**. 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> |
|     |                 | Price per SQM      | <b>€3 993.00/m<sup>2</sup></b> |                 |             |

## Price change history

€555 000 on May 28, 2025



