

## 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

Covered Area	<b>139</b>
Floor Number	<b>REPLACEME</b>
Total Number of Floors	<b>REPLACEME</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>274</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>28689</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

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

## 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



