

3 Bedroom House for Sale in Kapparis, Famagusta District

DELEAR VILLA 14 - Modern 3-Bedroom Villa in Kapparis, Paralimni



Welcome to **Delear Villa 14**, a stunning 3-bedroom, 2-bathroom home located in the peaceful and vibrant neighbourhood of Kapparis, Paralimni. This modern villa offers a perfect blend of contemporary design, energy efficiency, and luxurious comfort, nestled just a 5-minute drive from some of the most picturesque Blue Flag beaches of Protaras.

Part of the exclusive **Delear Villas** development, consisting of only 16 homes, this residence is designed with bioclimatic principles and features an independent photovoltaic system, earning it an impressive Energy Class A rating. The m...

Property Info

Plot / Area Info

Additional info

Covered Area	139	Plot area	276	Reference Number	28691
		Parking	Yes	Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	2

Amenities

Location

Location: Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

Price: €557 000 + VAT

VAT for this property is €27,850 or €105,830. 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
		Price per SQM	€4 007.00/m²		

Price change history

€557 000 on May 28, 2025



