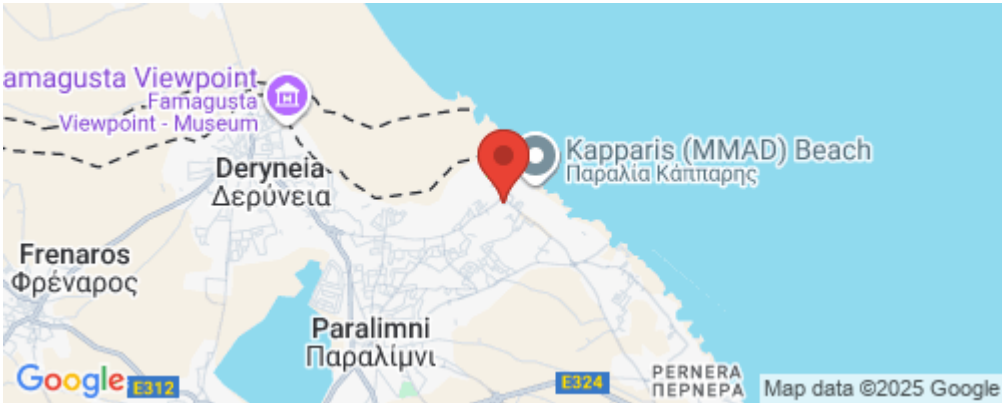


3 Bedroom House for Sale in Kapparis, Famagusta District

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	
				Reference Number	28691
				Property type	House
				Condition	Under Construction
				Construction Year	2026
				Bathrooms	2
Amenities		Location			



**Location:** Kapparis

**Region:** Famagusta

**Coordinates:** 35.05706 / 34.00408

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

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





