

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

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

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	<b>139</b>	Plot area	<b>276</b>	Reference Number	<b>28691</b>
		Parking	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

Amenities	Location
	<b>Location:</b> Kapparis
	Region: <b>Famagusta</b>

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 007.00/m<sup>2</sup></b>		

## Price change history

€557 000 on May 28, 2025



