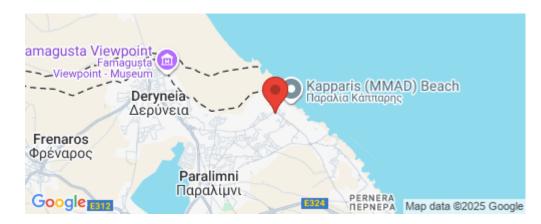


## 4 Bedroom House for Sale in Kapparis, Famagusta District

"`html



## **DELEAR VILLA 13 - Modern Luxury in Kapparis, Paralimni**

Explore DELEAR VILLA 13 – a stunning 4-bedroom villa in the heart of Kapparis, Paralimni, Cyprus. Priced at €635,000, this exceptional residence offers 165 m2 of thoughtfully designed living space on a generous 303 m2 plot, delivering the perfect blend of modern aesthetics and sustainable living.

1/5

Set within the exclusive Delear Villas development, a collection of 16 luxury three-bedroom homes (with select villas offering 4 bedrooms) just 5 minutes from pristine Protaras beaches, Villa 13 embraces bioclimatic principles and advanced energy efficiency. Rated Energy Class A, the villa features it...

Property Info		Plot / Area Info		Additional info	
				Reference Number	28690
				Property type	House
Covered Area	165	Plot area	303	Condition	<b>Under Construction</b>
				Construction Year	2026
				Bathrooms	2

Amenities Location



**Location:** Kapparis Region: **Famagusta** 

Coordinates: **35.05706** / **34.00408** 



Price: €635 000 + VAT

VAT for this property is €39,832 or €120,650. 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

Price per SQM €3 848.00/m²

Common expenses None

## **Price change history**

€635 000 on May 28, 2025



















