

4 Bedroom House for Sale in Kapparis, Famagusta District

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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.

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	
Covered Area	165	Plot area	303
		Reference Number	28690
		Property type	House
		Condition	Under Construction
		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	Common expenses	None
		Price per SQM	€3 848.00/m²		

Price change history

€635 000 on May 28, 2025



