

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.

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



