

3 Bedroom House for Sale in Kapparis, Famagusta District

Delear Villa 12 - Modern Luxury in Kapparis, Paralimni ✖

Welcome to **Delear Villa 12**, a stunning three-bedroom residence located in the peaceful and sought-after neighbourhood of Kapparis, Paralimni. This luxurious villa offers a perfect blend of modern aesthetics, energy efficiency, and seamless indoor-outdoor living, ideal for permanent residence, vacation home, or a smart investment.

Set within the exclusive Delear Villas development of just 16 high-end homes, Villa 12 boasts a spacious 139 m² living area on a generous 266 m² plot. The design focuses on *bioclimatic principles* and cutting-edge innovations to deliver an Energy Class A property, i...

Property Info

Plot / Area Info

Additional info

Covered Area

139

Plot area

266

Floor Number

0

Parking

Yes

Reference Number

28687

Property type

House

Condition

Under Construction

Construction Year

2026

Bathrooms

2

Amenities

Location

Location: Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

Price: €542 000 + VAT

VAT for this property is **€27,100** or **€102,980**. 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	€3 899.00/m²		

Price change history

€542 000 on May 28, 2025



