

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

### DELEAR VILLA 11 - Luxurious 3-Bedroom Villa in Kapparis, Paralimni

Discover refined modern living with **Delear Villa 11**, a stunning three-bedroom residence nestled in the tranquil and sought-after Kapparis area of Protaras, Paralimni. This elegant villa blends contemporary design with energy-efficient living, crafted to meet the highest standards of comfort and style.

#### Key Features:

- Spacious 139 m<sup>2</sup> of interior living space on a generous 282 m<sup>2</sup> lot
- Three well-appointed bedrooms and two luxurious bathrooms
- Private swimming pool surrounded by lush terraces and manicured gardens
- Energy Class A rated villa featuri...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**139**

Plot area

**282**

Reference Number

**28692**

Property type

**House**

Condition

**Under Construction**

Bathrooms

**2**

#### Amenities

#### Location

**Location:** Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

**Price: €559 000 + VAT**

VAT for this property is **€27,950** or **€106,210**. 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>€4 022.00/m<sup>2</sup></b>		

**Price change history**

€559 000 on May 28, 2025



