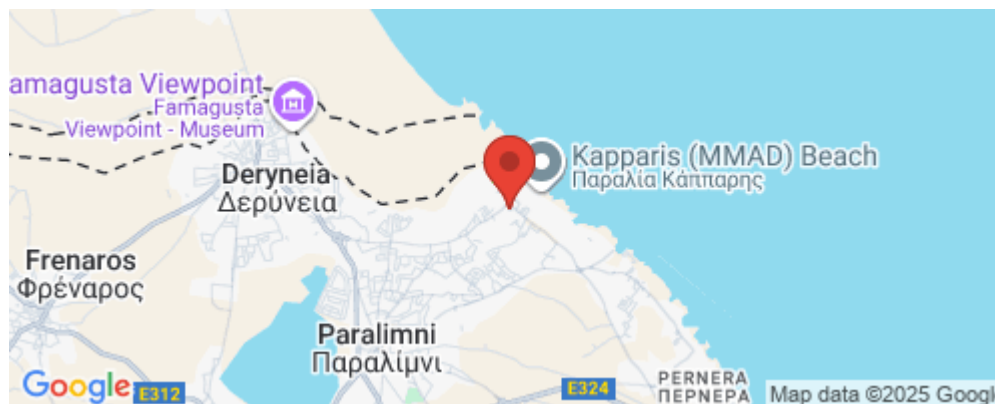


## 3 Bedroom House for Sale in Kapparis, Famagusta District

### DELEAR VILLA 10 - Modern 3-Bedroom Villa in Kapparis, Paralimni



**Price:** €552,000

**Location:** Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus

**Bedrooms:** 3 | **Bathrooms:** 2 | **Size:** 139 m<sup>2</sup> | **Lot Size:** 266 m<sup>2</sup> | **Garage:** 1 car

Welcome to **Delear Villa 10**, a stunning 3-bedroom villa located in the peaceful and sought-after neighbourhood of Kapparis, Protaras. This modern residence, part of the exclusive Delear Villas development, combines sophisticated bioclimatic design with cutting-edge energy-saving technology, offering you a home...

| Property Info    |            | Plot / Area Info |            | Additional info   |                           |
|------------------|------------|------------------|------------|-------------------|---------------------------|
| Covered Area     | <b>139</b> | Plot area        | <b>266</b> | Reference Number  | <b>28686</b>              |
| Heating          | <b>Yes</b> | Parking          | <b>Yes</b> | Property type     | <b>House</b>              |
| Air Conditioning | <b>Yes</b> |                  |            | Condition         | <b>Under Construction</b> |
|                  |            |                  |            | Construction Year | <b>2026</b>               |
|                  |            |                  |            | Bathrooms         | <b>2</b>                  |
| Amenities        | Location   |                  |            |                   |                           |



**Location:** Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

Price: €552 000 + VAT

VAT for this property is €27,600 or €104,880. 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      | €3 971.00/m² |                 |      |

Price change history

€552 000 on May 28, 2025





