

## 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

Covered Area	<b>139</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

#### Plot / Area Info

Plot area	<b>266</b>
Parking	<b>Yes</b>

#### Additional info

Reference Number	<b>28686</b>
Property type	<b>House</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**

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





