

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

### DELEAR VILLA 8 - Modern Luxury Living in Kapparis, Paralimni



Welcome to **Delear Villa 8**, a stunning 3-bedroom residence nestled in the peaceful and vibrant neighbourhood of Kapparis, Paralimni. This elegant villa offers 139 m<sup>2</sup> of thoughtfully designed living space on a 298 m<sup>2</sup> plot, perfectly blending modern aesthetics with energy-efficient living.

Set within the exclusive **Delear Villas** development of just 16 luxury three-bedroom villas, this home embraces bioclimatic design principles and features an independent photovoltaic system, placing it in the coveted Energy Class A. Natural materials, minimalist geometric lines, and ample green

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Property Info	Plot / Area Info	Additional info
Covered Area	<b>139</b>	Reference Number
	Plot area	<b>28698</b>
	Parking	Property type
	<b>298</b>	Condition
	<b>Yes</b>	Construction Year
		Bathrooms
		<b>Under Construction</b>
		<b>2026</b>
		<b>2</b>

Amenities	Location
	<b>Location:</b> Kapparis
	Region: <b>Famagusta</b>
	Coordinates: <b>35.05706 / 34.00408</b>

## Price: €557 000 + VAT

VAT for this property is **€27,850** or **€105,830**. 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>€4 007.00/m<sup>2</sup></b>		

## Price change history

€557 000 on May 28, 2025



