

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 m² of thoughtfully designed living space on a 298 m² 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	139	Reference Number
	Plot area	28698
	Parking	Property type
	298	Condition
	Yes	Construction Year
		Bathrooms
		Under Construction
		2026
		2

Amenities	Location
	Location: Kapparis
	Region: Famagusta
	Coordinates: 35.05706 / 34.00408

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 007.00/m²		

Price change history

€557 000 on May 28, 2025



