

## 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

...

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

Amenities	Location
	<b>Location:</b> Kapparis
	Region: <b>Famagusta</b>

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	<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



