

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 ...

Property Info

Plot / Area Info

Additional info

Covered Area	139	Plot area Parking	298 Yes	Reference Number Property type Condition Construction Year Bathrooms	28698 House Under Construction 2026 2
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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



