

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

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### DELEAR VILLA 7 - Modern Luxury Living in Kapparis, Protaras

**Price:** €586,000

**Location:** Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus

**Bedrooms:** 3 | **Bathrooms:** 3 | **Size:** 139 m<sup>2</sup> | **Plot Size:** 337 m<sup>2</sup> | **Garage:** 1 car

Discover DELEAR VILLA 7, a stunning three-bedroom residence nestled in the peaceful and vibrant neighborhood of Kapparis, Protaras. This modern villa is part of the exclusive Delear Villas development, offering 16 architecturally refined homes designed with bioclimatic principles and energy efficiency in mind...

| Property Info                  | Plot / Area Info        | Additional info                               |                               |
|--------------------------------|-------------------------|---|-------------------------------|
| Covered Area<br><b>139</b>     | Plot area<br><b>337</b> | Reference Number<br><b>28697</b>              | Property type<br><b>House</b> |
| Heating<br><b>Yes</b>          | Parking<br><b>Yes</b>   | Condition<br>Construction Year<br><b>2026</b> | <b>Under Construction</b>     |
| Air Conditioning<br><b>Yes</b> |                         | Bathrooms<br><b>3</b>                         |                               |

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

## Price: €586 000 + VAT

VAT for this property is **€29,300** or **€111,340**. 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>€4 216.00/m<sup>2</sup></b> |                 |             |

## Price change history

€586 000 on May 28, 2025



