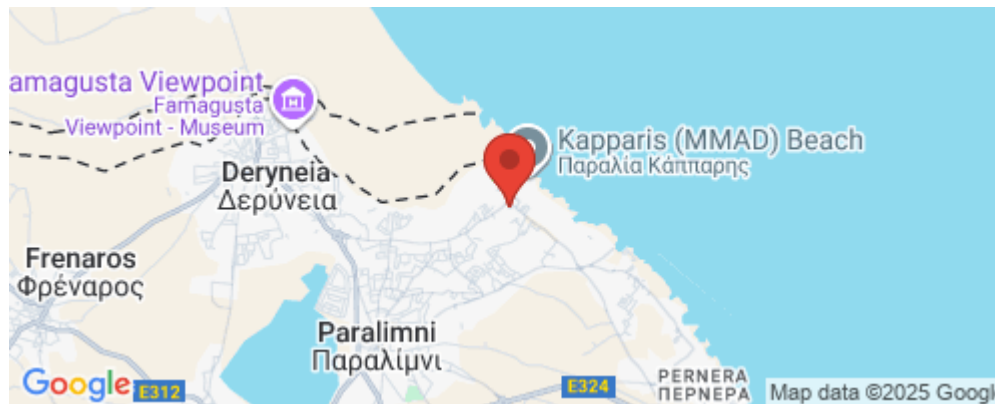


### 3 Bedroom House for Sale in Kapparis, Famagusta District

“html



### Delear Villa 6 - Modern 3-Bedroom Villa in Kapparis, Paralimni

**Price:** €569,000

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

**Bedrooms:** 3 | **Bathrooms:** 2 | **Garage:** 1 car

**Living Area:** 139 m<sup>2</sup> | **Plot Size:** 307 m<sup>2</sup>

**Year of Completion:** 2026

Discover the perfect blend of modern luxury and energy-efficient living at **Delear Villa 6**, located in the peaceful and sought-after neighborhood of Kapparis, Protaras. This stunning 3-bedroo...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>139</b>	Plot area	<b>307</b>	Reference Number	<b>28696</b>
		Parking	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

**Location**

**Location:** Kapparis

Region: **Famagusta**

Coordinates: **35.05706 / 34.00408**

**Price: €569 000 + VAT**

VAT for this property is **€28,450** or **€108,110**. 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>€4 094.00/m<sup>2</sup></b>		

**Price change history**

€569 000 on May 28, 2025





