

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

## DELEAR VILLA 5 - Elegant 3-Bedroom Villa in Kapparis, Paralimni



Discover the perfect blend of modern design, energy efficiency, and coastal living at **Delear Villa 5**, a stunning three-bedroom residence located in the peaceful and sought-after neighbourhood of Kapparis in Paralimni, Cyprus. This villa forms part of the exclusive Delear Villas project, a collection of 16 luxurious homes crafted with bioclimatic principles, ensuring Energy Class A certification and an independent photovoltaic system for sustainable living.

## **Exceptional Features & Design**

- Spacious 139 m² internal living space on a generous 260 m² plot
- Three elegant...

Property Info		Plot / Area In	fo	Additional info	
				Reference Number	28695
Covered Area	139	Plot area	260	Property type	House
Heating	Yes	Pool	Yes	Condition	<b>Under Construction</b>
Air Conditioning	Yes	Parking	Covered, Yes	Construction Year	2026
				Bathrooms	2

Amenities Location



**Location:** Kapparis Region: **Famagusta** 

Coordinates: **35.05706 / 34.00408** 



**Price: €551 000 + VAT** 

VAT for this property is €27,550 or €104,690. 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
Price per SQM €3 964.00/m²

Common expenses None

## **Price change history**

€551 000 on May 28, 2025



















